



Charles Louis Homes Ltd  
4 Bolton Street  
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# CHARLES LOUIS

HOMES LIMITED

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41 Nuthurst Road  
Moston, Manchester, M40 0EL

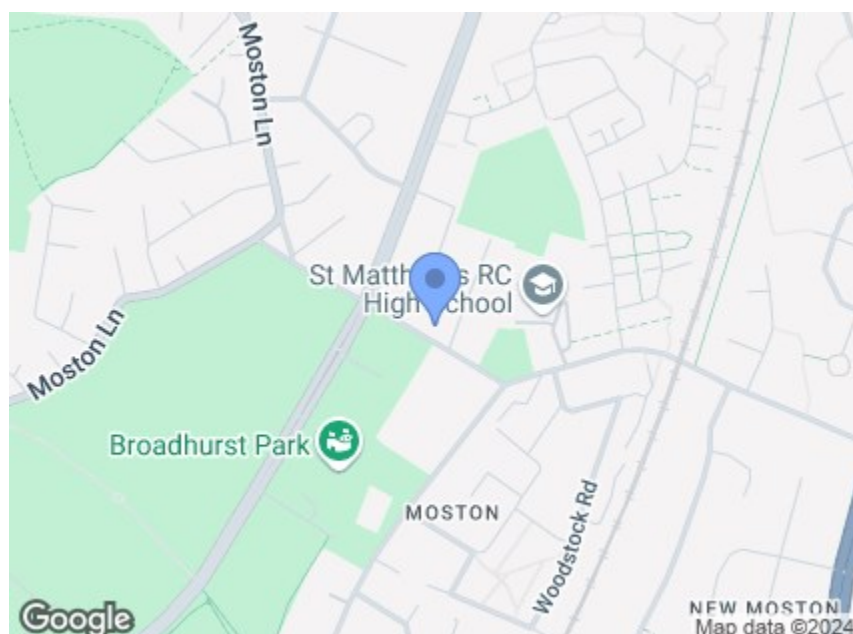
Price guide £265,000



- Immaculate Three Bedroom Semi Detached Property
- Refurbished Throughout & Finished To A High Standard
- Modern Fitted Open Plan Kitchen/Diner & Living Room
- Gas Central Heating & Double Glazing Throughout
- Situated In A Desirable & Well Sought After Location
- Driveway Parking & Gardens To Front & Rear
- Close To Local Amenities, Transport Links & Motorway Access
- A Must See!!! To Appreciate Finish, Size & Location of Property



GROSS INTERNAL AREA  
TOTAL: 90 m<sup>2</sup>/971 sq ft  
FLOOR 1: 47 m<sup>2</sup>/506 sq ft, FLOOR 2: 43 m<sup>2</sup>/465 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

From our central Ramsbottom office head east on Carr St towards Bolton St/A676 and continue onto Bridge St. Bridge St turns slightly left and becomes Peel Brow, then take a slight right onto Bury New Rd. Turn right onto Manchester Rd/A56 and then turn left to merge onto M66 towards Manchester/M60/M62. Continue onto M60 and at junction 20, take the A664 exit to Middleton/Blackley. Keep right to continue towards Alkrington Interchange/Rochdale Rd/A664. Next turn right onto Alkrington Interchange/Rochdale Rd/A664 and continue to follow Rochdale Rd/A664. Turn left onto Victoria Ave E/A6104, at the roundabout, take the 4th exit onto Lightbowne Rd/B6393. Finally turn left onto Nuthurst Rd.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# 41 Nuthurst Road

## Moston, Manchester, M40 0EL

**\*\*\*IMMACULATE THREE BEDROOM SEMI DETACHED PROPERTY\*\*SET IN A DESIRABLE & WELL SOUGHT AFTER LOCATION\*\*LARGE GARDEN WITH DRIVEWAY PARKING\*\*\*Welcome to this immaculate three-bedroom semi-detached property, ideally situated in the sought-after and highly desirable area of Moston. Boasting gardens to the front and rear, along with convenient driveway parking and an attached garage, this residence offers both elegance and practicality.**

Presented by Charles Louis Homes, this stunning property is a testament to meticulous care and attention to detail. Upon entering, you are greeted by a welcoming hallway, leading to a beautifully presented lounge and an open-plan kitchen-diner. The latter provides access via double patio doors, to a spacious and well-maintained rear garden, perfect for outdoor enjoyment.

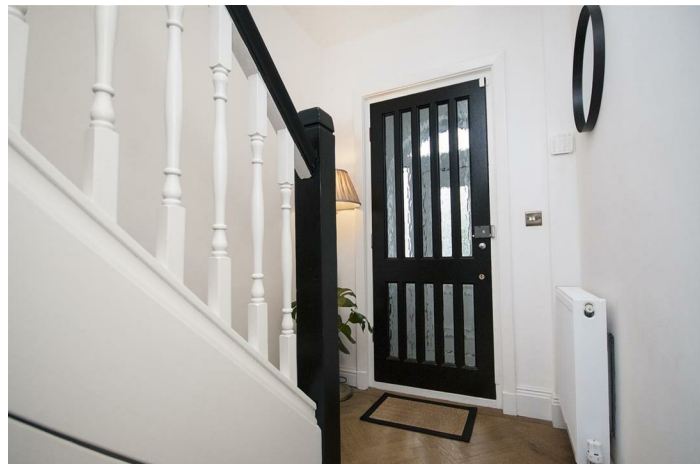
Ascending to the first floor reveals three bedrooms and a family bathroom, completing the well-thought-out layout of this home. The property is equipped with gas central heating and double-glazed windows, ensuring comfort and energy efficiency.

Don't miss the opportunity to make this pristine residence your own. Contact Charles Louis Homes today to schedule a viewing and experience the allure of this desirable property in Moston.

### Porch and Entry Hallway

5'1 x 2'10, 5'6 x 9'9 (1.55m x 0.86m, 1.68m x 2.97m)

uPVC entrance door opening the porch area and leading into the hallway, karndeian flooring, radiator and stairs ascending to the first floor.



### Living Room

12'1 x 14'2 (3.68m x 4.32m)

With a front facing uPVC double glazed bay window, double glass doors leading to the dining area, ceiling coving, karndeian flooring, central ceiling light, radiator and power points.



### Alternative view

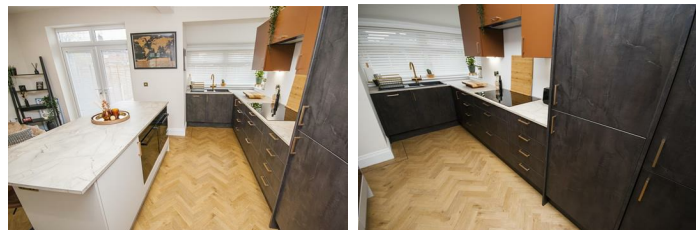
### Open Plan Kitchen

9'8 x 16'1 (2.95m x 4.90m)

Fitted with a range of wall and base units with a contrasting work top, inset sink and drainer with a mixer tap, built in double oven and induction hob with extractor fan, integrated dishwasher and washing machine, integrated fridge freezer, central ceiling lights and karndeian flooring.



### Alternative View



### Dining Area

8'5 x 13'3 (2.57m x 4.04m)

Double patio doors leading into the rear garden patio area, karndeian flooring, open plan to the kitchen with a central island with dining space.



### Alternative View



### First Floor Landing

4'7 x 7'0 (1.40m x 2.13m)

With a side facing uPVC double glazed window and spindle staircase.

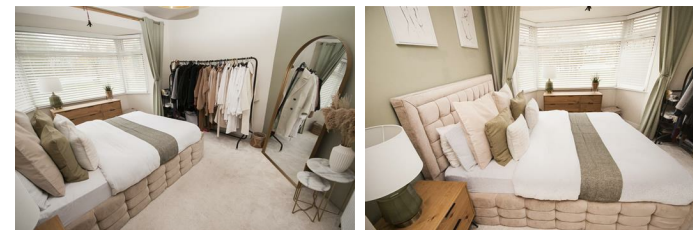
### Master Bedroom

11'0 x 14'3 (3.35m x 4.34m)

Front facing uPVC double glazed bay window, radiator, power points and a central ceiling light.



### Alternative view



### Bedroom Two

10'2 x 12'8 (3.10m x 3.86m)

Rear facing uPVC double glazed window, fitted wardrobes, radiator, power points and central ceiling light.



### Bedroom Three

6'6 x 7'10 (1.98m x 2.39m)

Front facing uPVC double glazed window, radiator, power points and central ceiling light.



### Family Bathroom

7'5 x 8'4 (2.26m x 2.54m)

Fully tiled wet room heated towel rail, extractor fan, three piece bathroom suite comprising of a walk in shower with thermostatic shower, additional rainfall shower head, and glass screen, low flush WC and a hand wash basin.



### Rear Garden

Large private rear garden

### Front Garden and Driveway

Driveway parking for two vehicles with pathway to front door.

### Garage

Attached to the side of the property, with an up and over door.

Tenure - Leasehold

Council Tax - Bury Band C