

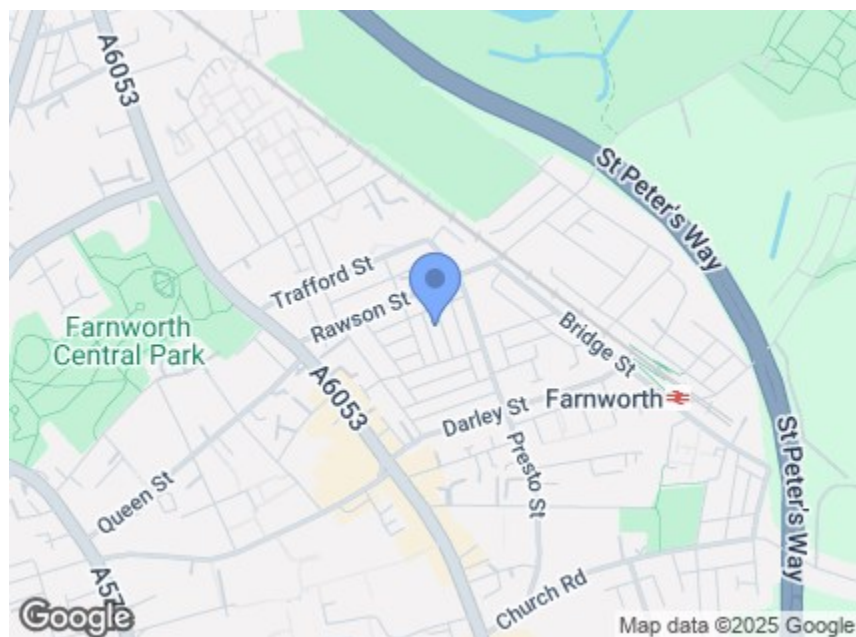


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

CHARLES LOUIS

HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

23 Charles Street
Farnworth, Bolton, BL4 7RH

£895 Per month



- A Newly Refurbished & Spacious Home
- Two Bedrooms, Three Piece Bathroom
- Well Presented & Ready to Occupy

- Lounge, Dining Room & Modern Kitchen
- Enclosed Low Maintenance Yard to Rear
- Unfurnished, Available Immediately

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.

23 Charles Street

Farnworth, Bolton, BL4 7RH

This charming and newly refurbished two-bedroom, one-bathroom terrace property is located in the popular area of Farnworth, Bolton. The property offers spacious living with front lounge and a separate dining room & kitchen, making it an ideal home for a couple or a small family.

The property benefits from an enclosed private courtyard, providing a peaceful outdoor space to relax or entertain. Situated close to local amenities and just a short distance from the Royal Bolton Hospital, this home is perfectly placed for convenience.

With its well-proportioned rooms and prime location, 23 Charles Street offers both comfort and practicality. Early viewing is advised to secure this property.

Entrance Vestibule

Front entrance door opens into an entrance vestibule with inner door opening into the lounge.

Lounge

With a front facing double glazed window, radiator, TV point and power points.



Dining Room

With a side facing double glazed window, radiator, power points and stairs ascending to the first floor.



Kitchen

With a side facing UPVC double glazed window, tile effect flooring, power points, range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven and grill at eye level, gas hob with extractor hood, plumbing for washing machine, fridge/ freezer and UPVC door to the side.



First Floor Landing

With a power point and telephone point.

Master Bedroom

With a front facing double glazed window, spotlighting, radiator and power points.



Bedroom Two

With a rear facing UPVC double glazed window, built in wardrobe, radiator and power points.



Bathroom

Fully tiled with a rear facing opaque double glazed window, wood effect flooring, radiator, three piece bathroom suite comprising panel enclosed bath with electric shower over, low flush WC and hand wash basin with pedestal.



Rear Courtyard

An enclosed, private, low maintenance courtyard to the rear.

