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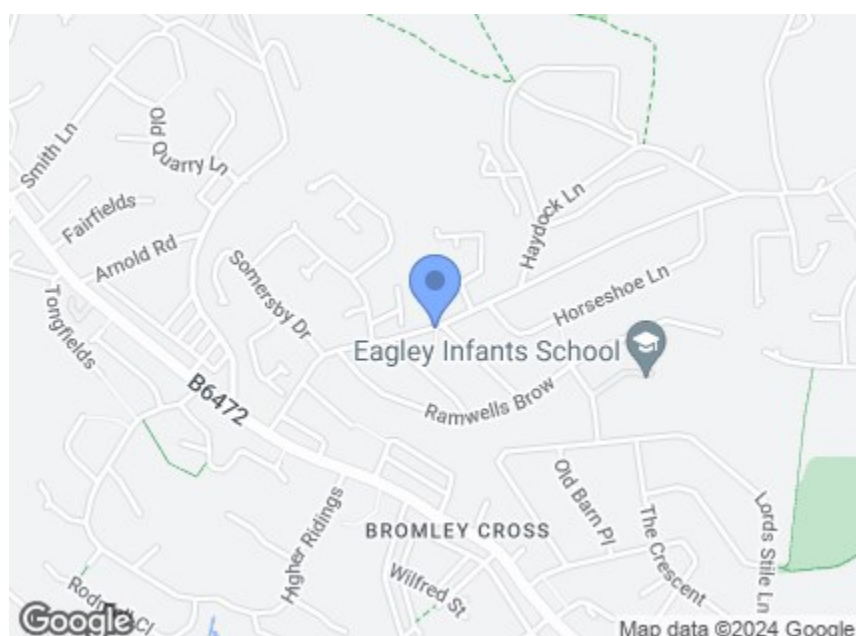


GROSS INTERNAL AREA  
TOTAL: 70 m<sup>2</sup>/757 sq.ft  
GROUND FLOOR: 70 m<sup>2</sup>/757 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**42 Hospital Road**  
Bromley Cross, Bolton, BL7 9LP

**Price guide £250,000**



**Directions**

From our central Ramsbottom office head north on Central St towards Rothwell St. Turn right onto Carr St and then right onto Bolton St/A676, continue to follow A676. Turn right onto Turton Rd/B6472 and continue to follow B6472. Turn right onto Hospital Rd.

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

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.

- Well presented semi-detached bungalow in Bromley Cross
- Fully fitted modern kitchen & dining area
- Situated in a quiet & well sought-after area
- Private rear garden and patio area well-proportioned for relaxation.

- Three bedrooms & family bathroom
- Garage & driveway parking
- Close to all local amenities, transport links, countryside walks & parks
- Don't Miss Out! Viewing highly recommended to truly appreciate its location & charm.

# 42 Hospital Road

## Bromley Cross, Bolton, BL7 9LP

**\*\*WELL PRESENTED THREE BEDROOM SEMI DETACHED BUNGALOW\*\*SET IN A QUIET & WELL SOUGHT AFTER LOCATION\*\*GARDENS, GARAGE & DRIVEWAY PARKING\*\* Introducing this elegantly designed, bright, and airy semi-detached bungalow nestled in the charming neighbourhood of Bromley Cross, Bolton.**

Bromley Cross, Bolton, is a sought-after area known for its peaceful ambiance and convenient amenities. Residents can enjoy easy access to shops, supermarkets, reputable schools, medical facilities, and scenic countryside parks, all within walking distance. The area boasts a close-knit community feel, making it an ideal location for families and individuals alike.

Step inside to discover an inviting entrance leading to a bright living room seamlessly and opposite the kitchen dining area. Additionally, there are three well-appointed bedrooms, accompanied by a family bathroom and an attached garage. Modern comforts include double glazed windows, gas central heating, and ample storage options. Outside, the property features driveway parking and a meticulously maintained garden complete with a flagstone patio and lawn.

A viewing is highly recommended to fully appreciate the size and prime location of this remarkable property in Bromley Cross, Bolton.

### Entrance

3'4 x 5'3 (1.02m x 1.60m)  
uPVC entrance door opening into the hallway, central ceiling light and access to kitchen and living room.

### Living Room

10'7 x 18'6 (3.23m x 5.64m)  
With a front facing double glazed window, coving, gas fire with surround, radiator and power points



### Alternative view



### Kitchen Diner

10'6 x 14'1 (3.20m x 4.29m)  
Double glazed windows to the front and side elevation, fitted with a range of wall and base units with contrasting work top, inset sink and drainer with a mixer tap, built in double oven and electric hob with extractor fan, integrated fridge freezer, wood effect laminate flooring, plumbing for a washing machine and space for a dining table and chairs.



### Alternative view



### Hallway

13'7 x 3'1 (4.14m x 0.94m)  
Leading to all three bedrooms and bathroom.

### Bedroom One

12'4 x 8'6 (3.76m x 2.59m)  
Rear facing uPVC double glazed window, fitted wardrobes, radiator, power points and central ceiling light.



### Alternative view



### Bedroom Two

8'4 x 12 (2.54m x 3.66m)  
Rear facing uPVC double glazed window, radiator, power points and a central ceiling light.



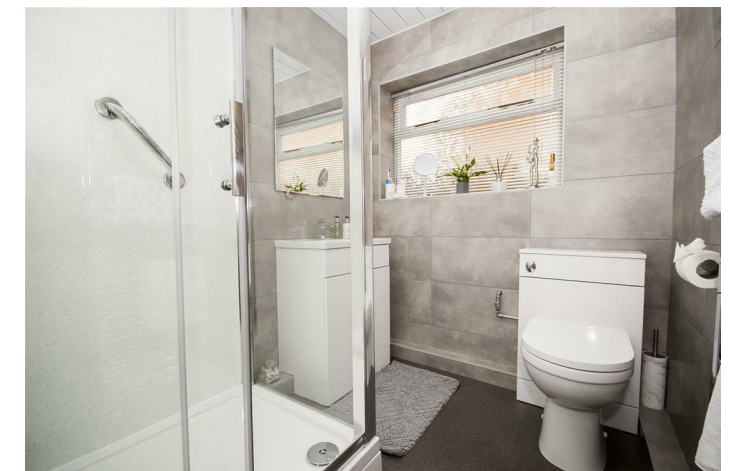
### Bedroom Three/ Sitting Room

8'9 x 8'6 (2.67m x 2.59m)  
Rear facing uPVC double glazed sliding patio door leading to the rear patio and garden, radiator, power points and a central ceiling light.



### Bathroom

7'6 x 5'8 (2.29m x 1.73m)  
Fully tiled, three piece bathroom suite comprising of a glass enclosed shower cubicle with a thermostatic shower above, low flush WC and a hand wash basin with pedestal, heated towel rail.



### Garage

Up and over door, power sockets and lighting

### Rear Garden

An enclosed private rear garden with a porcelain tiled patio area and laid to lawn, borders with mature shrubs and bushes.



### Front Elevation



Tenure - Leasehold  
Council Tax - Bolton band C