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CHARLES LOUIS

HOMES LIMITED

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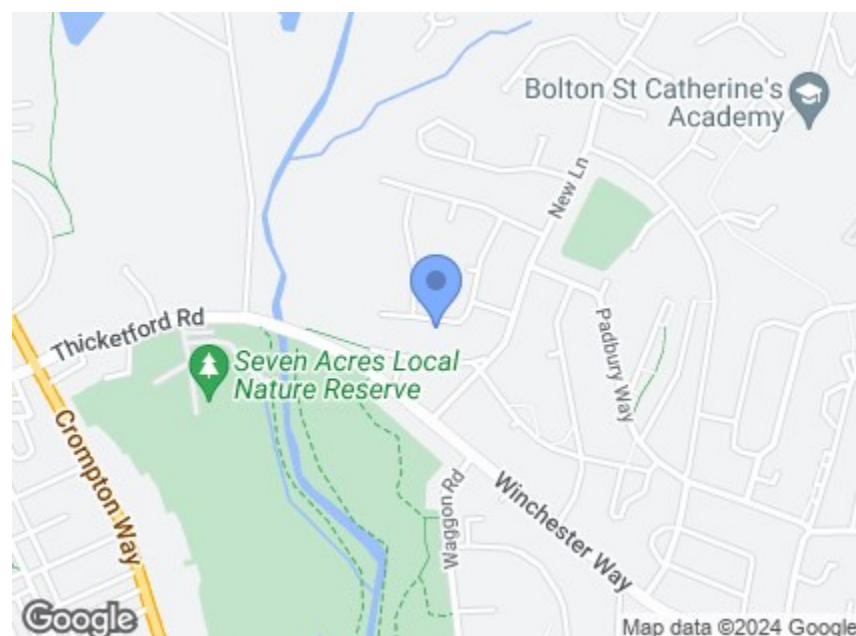


41 Glaister Lane
Bolton, BL2 5BS

£1,100 Per month



- Newly Refurbished & Spacious Throughout
- Three Well Proportioned Bedrooms
- Driveway Parking to Front For One
- Viewing Strongly Recommended
- Brand New Fitted Kitchen and Bathroom
- Enclosed and Private Rear Garden
- Unfurnished & Available Immediately
- Call Today to Arrange Your Appointment



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	87		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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 Glaister Lane

, Bolton, BL2 5BS

* UNEXPECTEDLY RE OFFERED TO THE MARKET *

A sizeable and newly refurbished home situated in the popular residential area of Bolton. The spacious and modern accommodation is laid out over two floors and is well proportioned throughout, with an entrance hall giving way to the generous lounge with an open aspect entrance to the newly fitted kitchen, three good size bedrooms and a newly fitted bathroom with three piece suite including shower over the bath. To the front the property there is driveway parking for one car, and to the rear there is an enclosed and private garden.

Entrance Hall

Front facing entrance door opens into the hallway with laminate wood effect flooring, radiator and stairs ascending to the first floor.

Lounge

With a front facing UPVC double glazed window, laminate wood effect flooring, spotlighting, radiator, power points and UPVC French doors opening to the garden.



Kitchen

With front, side and rear facing UPVC double glazed window, laminate wood effect flooring, radiator, power points, spotlighting, newly fitted range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven, gas hob with extractor hood, plumbing for washing machine and space for a fridge/ freezer.



First Floor Landing

With a rear facing UPVC double glazed window, fitted wardrobe and overhead units, radiator and power points.



Master Bedroom

With a rear facing UPVC double glazed window, radiator, power points and loft access.



Bedroom Two

With front and side facing UPVC double glazed, dual aspect windows, radiator, built in shelving unit and power points.



Bedroom Three

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

Bathroom

Partly tiled with a rear facing opaque UPVC double glazed window, wood effect flooring, heated towel rail, extractor fan, three piece bathroom suite comprising; panel enclosed bath with power shower over and screen, low flush WC and hand wash basin with vanity unit.



Rear Garden

An enclosed/ private rear garden with a variety of shrubs and trees, external lighting and water supply.



Front Garden/ Driveway parking

Driveway for 1.

