

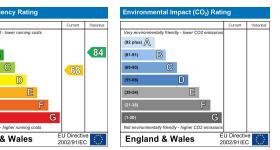
BEDROOM BATHROOM 11'4" x 10'0" 7'11" x 8'0" 3.45 x 3.06 m 2.40 x 2.44 m BEDROOM 9'2" x 10'10" BEDROOM 2.80 x 3.31 m 7'11" x 7'9" 2.40 x 2.36 m FIRST FLOOR

GROSS INTERNAL AREA TOTAL: 75 m²/806 sq.ft GROUND FLOOR: 38 m²/407 sq.ft, FIRST FLOOR: 37 m²/399 sq.ft EXCLUDED AREAS: GARAGE: 13 m²/137 sq.ft





Directions



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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18 Hillside Crescent

, Bury, BL9 6PZ

Offers over £235,000

- Well Presented Three Bedroom Semi Detached **Property**
- Open Plan Living Room & Dining Area With **Modern Fitted Kitchen**
- Gardens To Front Rear
- Close To Local Amenities, Transport Links & **Motorway Access**
- Situated In A Quiet & Well Sought After Location

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- Gas Central Heating & Double Glazing **Throughout**
- Off Road Parking and Detached Garage
- A Must See!!! To Appreciate Size, Location & **Charm Of Property**

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DETACHED**SITUATED IN A QUIET & WELL SOUGHT AFTER
LOCATION**GARDENS TO FRONT & REAR**GARAGE &
DRIVEWAY PARKING**Charles Louis Homes are pleased to
bring to the market this well presented three bedroom semi
detached, located in a well sought after area. The property is
situated close to local amenities, transport links, motorway and
parks.

The property in brief comprises of hallway leading of to open plan living room and dining room, kitchen and pantry. To the first floor are three bedrooms and family bathroom. The property benefits from gas central heating and double glazing through out

The property also benefits from gardens to front and rear, driveway parking and garage. A must see!!! To appreciate size, location and charm

Hallway

5'3 x 7'9 (1.60m x 2.36m)

Composite double glazed door to front elevation, gas central heating radiator, centre ceiling light, access to downstairs living accommodation and stairs to first floor

Living Room

11'2 x 11'7 (3.40m x 3.53m)

uPVC double glazed window to front elevation, gas central heating radiators, centre ceiling light and access through to dining room and kitchen.



Alternative View





Dining Room

11'2 x 10'1 (3.40m x 3.07m)

Double glazed french patio doors to rear elevation with access to rear and overlooking gardens, centre ceiling light, gas central heating radiator and access to kitchen.



Kitchen

8'2 x 11'4 (2.49m x 3.45m)

UPVC double glazed window, range of high gloss wall and base units with quartz worktops, integrated oven with four ring gas hob and extractor hood, tiled splashback, inset sink with mixer tap and integrated draining ridges, space for fridge freezer, plumbing for washing machine, spotlights, tiled flooring, doors to understairs storage, pantry and UPVC double glazed frosted door to side elevation.



Alternative View





First Floor

UPVC double glazed window, loft access, smoke detector, doors leading to three bedrooms and family bathroom.

Bedroom One

9'2 x 10'10 (2.79m x 3.30m)

UPVC double glazed window, central heating radiator and fitted wardrobes.





Bedroom Two

11'4 x 10'0 (3.45m x 3.05m)

UPVC double glazed window and central heating radiator.



Bedroom Three 7'11 x 7'9 (2.41m x 2.36m)

UPVC double glazed window and central heating radiator.

Bathroom

7'11 x 8'0 (2.41m x 2.44m)

Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, P-shaped panel bath with mixer tap and overhead direct feed shower, spotlights, extractor fan, part tiled elevations, tiled flooring and door to linen closet housing Biasi boiler.





Rear Garden

Laid to lawn garden with paving, bedding areas, wood chippings and access to detached single garage.



Alternative View





Garage

Front External

Bedding areas and driveway parking.

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