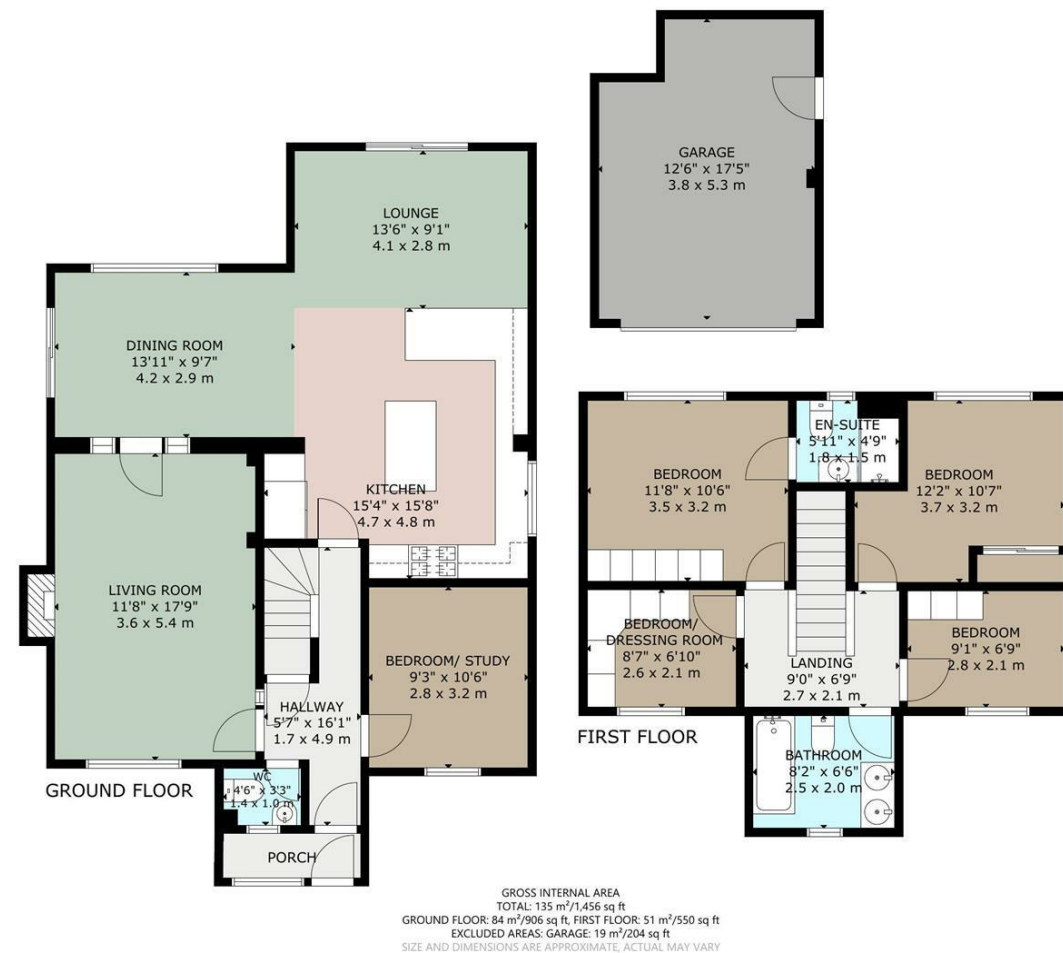




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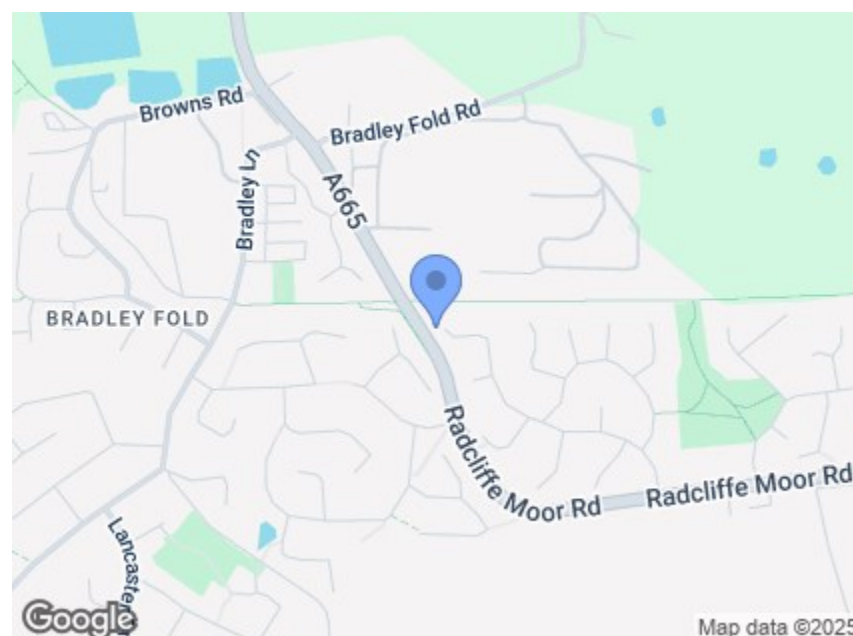
59 Montgomery Way
Radcliffe, Manchester, M26 3TG

Offers over £475,000



- Spacious 4/5 bedroom detached family home
- Three reception rooms offering versatile use
- Three bathrooms including en-suite to main bedroom
- Sought-after location close to schools and transport links

- Flexible living across two well-presented floors
- Modern kitchen with access to enclosed rear garden
- Driveway parking and detached garage
- Tenure - Freehold, Council Tax - Bury band D, EPC - awaiting



Directions

Postcode - M26 3TG What three words -
///surely.drop.racks

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			(91-91) 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	EU Directive 2002/91/EC		England & Wales	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.

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59 Montgomery Way

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****IMMACULATE FOUR BEDROOMED DETACHED**FINISHED TO A HIGH STANDARD**SITUATED IN A QUIET & WELL SOUGHT AFTER CUL DE SAC LOCATION****Charles Louis Homes are pleased to bring to the market this generously sized 4/5 bedroom detached property, situated on a popular residential development in Radcliffe. Offering flexible and spacious living accommodation across two floors, this well-presented home is ideal for families looking for space and versatility.

The ground floor features three reception rooms, providing ample space for living, dining, and entertaining, along with a modern kitchen that opens out onto a well-maintained, enclosed rear garden.

Upstairs, the property offers four good-sized bedrooms, with an optional fifth bedroom or study, and three bathrooms, including a stylish en-suite to the main bedroom.

Externally, the property benefits from driveway parking and a detached garage, with a private rear garden ideal for family use or relaxing outdoors.

Located close to local schools, shops, and excellent transport links, 59 Montgomery Way offers both practicality and comfort in a highly desirable area.

Hallway

57 x 16'1 (1.70m x 4.90m)
Composite front door leading to a hallway, wood effect laminate flooring, access to both the living room, kitchen and lounge, stairs to the first floor and an inset ceiling spot lights.

Downstairs WC

4'6 x 5'3 (1.37m x 1.60m)
Arched opaque window, Fully tiled and comprising off a WC, hand wash basin and a radiator

Living Room

11'8 x 17'9 (3.56m x 5.41m)
uPVC double glazed window to the front elevation, ceiling coving, gas fire with feature surrounds, central ceiling light an additional wall sconces, glass panelled door leading to the dining room.



Dining Room

13'11 x 9'7 (4.24m x 2.92m)
uPVC double glazed patio doors with access to rear garden, additional large window overlooking the garden, wood effect laminate flooring, ceiling coving and a central ceiling light. Open plan to the kitchen and lounge area.



Kitchen

15'4 x 15'8 (4.67m x 4.78m)
uPVC double glazed window to side elevation, fitted with a range of wall and base units with a contrasting worktop, inset sink with drainer and mixer tap, range style gas hob and oven with a modern extractor fan above, integrated dishwasher. integrated microwave, space for fridge freezer and plumbing for a washing machine. Additional dining space at the breakfast bar with storage underneath and seating. Open plan to the dining area and lounge.



Lounge

13'6 x 9'1 (4.11m x 2.77m)
uPVC double glazed sliding patio doors leading out to the rear garden, inset ceiling spot lights, gas central heating radiator, power points.



Bedroom 5/ Study

9'3 x 10'6 (2.82m x 3.20m)
uPVC double glazed window to the front elevation, ceiling coving, and a central ceiling light.

First Floor Landing

9 x 6'9 (2.74m x 2.06m)
Access to all four bedrooms and family bathroom loft access and a central ceiling light.

Bedroom One

11'8 x 10'6 (3.56m x 3.20m)
uPVC double glazed window with rear elevation, fitted wardrobes, central ceiling light, gas central heating radiator and power points. Access through to the en-suite



En-suite

5'11 x 4'9 (1.80m x 1.45m)
uPVC double glazed frosted window with rear elevation, central ceiling lighting, chrome heated towel rail and a three piece suite comprising of a glass screen shower with over head thermostatic shower, WC and a hand sink basin with vanity.



Bedroom Two

12'2 x 10'7 (3.71m x 3.23m)
uPVC double glazed windows with rear elevation, fitted wardrobes and desk area, built in storage space, central ceiling light, gas central heating radiator and power points.



Bedroom Three

9'1 x 6'9 (2.77m x 2.06m)
uPVC double glazed window with front elevation, fitted wardrobes an over bed storage, central ceiling light, gas central heating radiator and power points



Bedroom Four/ Dressing Room

8'7 x 6'10 (2.62m x 2.08m)
uPVC double glazed window with front elevation, fitted wardrobes and storage, central ceiling light, gas central heating radiator and power points



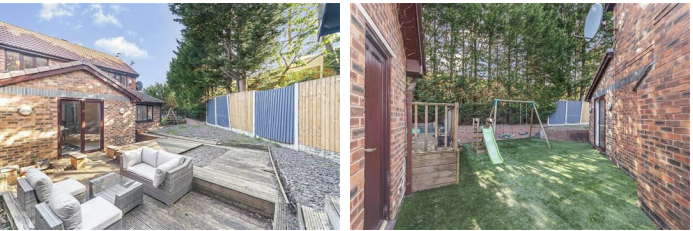
Family Bathroom

8'2 x 6'6 (2.49m x 1.98m)
uPVC double glazed window with front elevation, central ceiling light, heated towel rail and a three piece suite comprising of a bath with over head thermostatic shower, WC and a double sink basins with vanity.



Rear Garden

An enclosed private rear garden with a decked patio areas and lawn areas with mature shrubs and shed storage.



Garage and Driveway

12'6 x 17'5 (3.81m x 5.31m)
An electric roller shutter door to the garage, and additional driveway parking for 3 vehicles.