



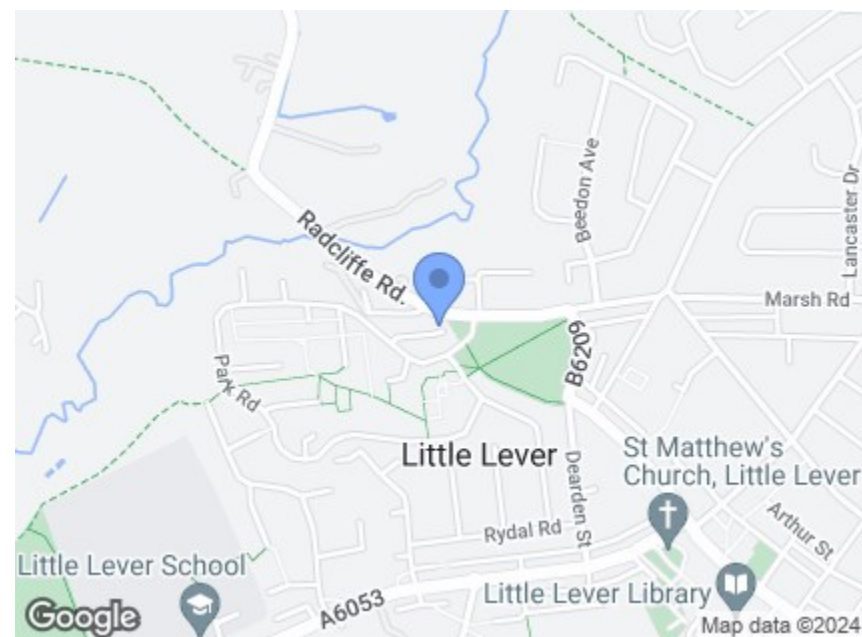
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**CHARLES LOUIS**  
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GROSS INTERNAL AREA  
TOTAL: 114 m<sup>2</sup>/1,222 sq ft  
FLOOR 1: 62 m<sup>2</sup>/669 sq ft, FLOOR 2: 39 m<sup>2</sup>/418 sq ft  
FLOOR 3: 13 m<sup>2</sup>/135 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Directions

From our central Ramsbottom office head west on Callender St towards Central St turning right onto Carr St and then right onto Bolton St/A676. After 1.6m turn left onto Holcombe Rd/B6215 Continue to follow Holcombe Rd, continue onto Chapel St and then onto Market St. At the roundabout, take the 2nd exit onto Booth St, at the next roundabout, take the 1st exit and stay on Booth St. After 3.4m at the roundabout, take the 3rd exit and stay on Booth St, at the roundabout, take the 2nd exit onto Church St. Church St turns slightly right and becomes Bank St.

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	

**1 Dove Bank Road**  
Little Lever, Bolton, BL3 1DH

**Price guide £270,000**



- Three Bedroom Extended Semi Detached
- Set In A Cul De Sac Location, In A Well Sought After Area
- Located On A Corner Plot With Detached Garage
- Property Is In Need of Modernisation
- Sold With No Chain
- Three Reception Rooms & Summer Room
- Well Tended Gardens to Front & Rear
- Viewing Highly Recommended To Appreciate Size & Location

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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# 1 Dove Bank Road

## Little Lever, Bolton, BL3 1DH

**\*\*A MUST SEE!!!\*\*SOLD WITH NO CHAIN\*\*THREE BEDROOM SEMI DETACHED, PLUS LOFT ROOM\*\*SET ON A LARGE CORNER PLOT\*\*LOCATED IN A WELL SOUGHT AFTER AREA\*\*Charles Louis Homes are pleased to bring to the market this three bedroomed, plus loft room, extended semi detached property which is set on a large corner plot, in a well sought after location. The property is sold with no chain and in brief benefits from living room, which is open plan into the dining area, kitchen/breakfast room with door leading to the sun room and rear garden. To the first floor there are three bedrooms and a family bathroom, bedroom two has stair access to the loft area. The property benefits from well proportioned gardens and also has a detached garage. A Must See!!! Viewing is essential to appreciate size and location of property.**

### Entrance Hall

72 x 129 (2.18m x 3.89m)

A UPVC entrance door opens into the hallway with access to the lounge, kitchen and stairs leading to first floor. Central ceiling light, radiator and power points.

### Sitting Room

123 x 90 (3.73m x 2.74m)

Front and side facing UPVC double glazed windows, radiator, ceiling lights and wall lights.



### Living/ Dining Room

11'5 x 12'9, 10'2 x 9'2 (3.48m x 3.89m, 3.10m x 2.79m)

Front and rear UPVC double glazed windows, feature gas fireplace, radiator, 2 ceiling lights and wall lights.



### Kitchen

8'4 x 8'8 (2.54m x 2.64m)

With a rear facing UPVC double glazed window, tiled flooring, range of wall and base units with contrasting work surfaces, inset sink and drainer unit. Space for electric oven and fridge freezer, plumbing for a dishwasher. Door with access to sun room



### Sun Room

11'11 x 7'8 (3.63m x 2.34m)

Double UPVC patio doors leading to the rear garden, tiled flooring and power points.



### Master Bedroom

11'5 x 11'11 (3.48m x 3.63m)

With a front facing UPVC double glazed window, coving, radiator, power points and central ceiling light



### Bedroom Two

11'5 x 9'6 (3.48m x 2.90m)

With a rear facing UPVC double glazed window, coving, radiator, power points and central ceiling light. Access via stairs to loft area.



### Bedroom Three

7'1 x 8'9 (2.16m x 2.67m)

With a front facing UPVC double glazed window, coving, radiator, power points and central ceiling light

### Bathroom

6'6 x 5'5 (1.98m x 1.65m)

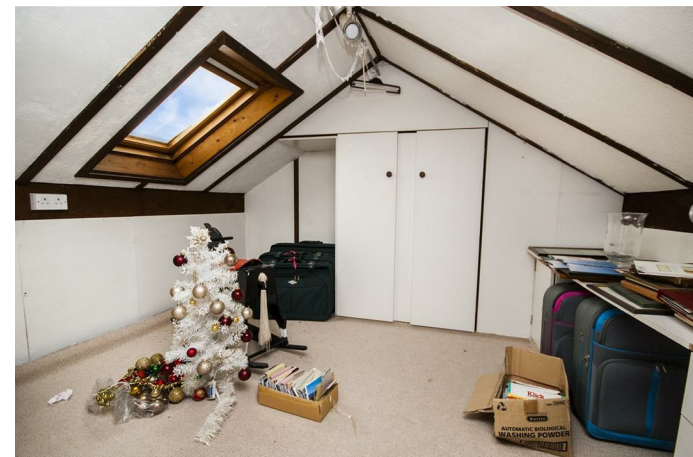
Partially tiled with a front facing opaque UPVC double glazed window. Laminate flooring, heated towel rail, extractor fan, walk in shower cubicle with mains fed shower. Two piece bathroom suite comprising of low flush WC and hand wash basin with pedestal.



### Loft Space

13'1 x 10'3 (3.99m x 3.12m)

Velux Window, power points and storage areas



### Garden

An enclosed rear garden mainly laid to lawn with plant and shrub borders.



### Alternative View



### Detached Garage

Detached garage to rear with an up and over door.

### Front Garden

Set behind a dwarf wall, mainly laid to lawn with plant and shrub borders, pathway leading to the front entrance door.

Council Tax - Bolton Band B

Tenure - Freehold