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# CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA  
TOTAL: 112 m<sup>2</sup>/1,211 sq ft  
FLOOR 1: 66 m<sup>2</sup>/712 sq ft, FLOOR 2: 46 m<sup>2</sup>/499 sq ft  
EXCLUDED AREA: GARAGE: 14 m<sup>2</sup>/150 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

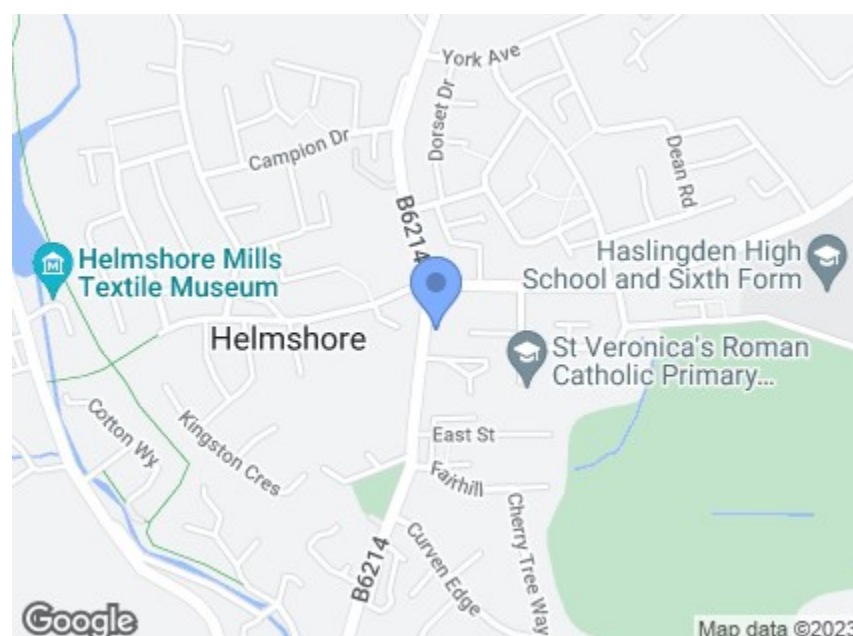


## 414 Helmshore Road Helmshore, Rossendale, BB4 4JR

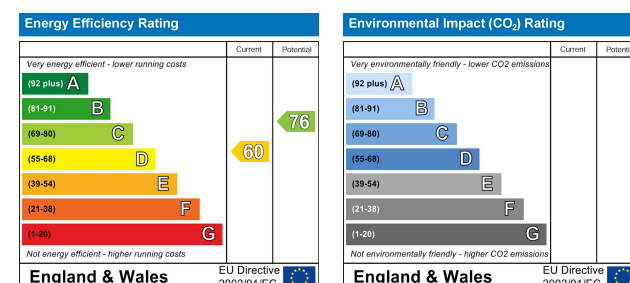
**Offers over £280,000**



- Well Presented Three Bedroom Semi-Detached Extended Semi-Detached Property
- Fully Fitted Kitchen and Bathroom
- Integral Garage and Driveway Parking for Two Vehicles
- Low Maintenance Rear Garden with laid Artificial Grass
- Two Reception Rooms and Conservatory
- Situated in a Popular and Convenient Location
- Gas Central Heating and Double Glazing Throughout
- Viewing is Essential to Appreciate Property.



### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# 414 Helmshore Road

## Helmshore, Rossendale, BB4 4JR

\*\*\*A MUST SEE\*\*WELL PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED\*\*PRIVATE GARDEN, GARAGE & DRIVEWAY PARKING\*\*\*Charles Louis Homes are pleased to present this Three Bedroom Extended Semi-Detached Property located in the popular area of Helmshore. The property benefits from driveway parking for up to two vehicles plus an integral garage. The property briefly compromises of; to the ground floor is the kitchen, two reception rooms with one accompanied with the conservatory that overlooks the low maintenance rear garden. To the first floor are three bedrooms and a fully fitted modern bathroom. To the rear of the property is an enclosed garden laid with artificial lawn and a decked area. Viewing is Essential to Appreciate Condition and Location.

### Entrance Hall

15'8 x 7'0 (4.78m x 2.13m)  
With a front facing UPVC entrance door opens into the hallway with coving, radiator, power points and stairs ascending to the first floor.



### Reception Room One

13'3 x 12'10 (4.04m x 3.91m)  
With front facing UPVC windows, coving, feature fireplace with electric fire, radiator, power points and a centre ceiling light.



### Reception Room Two

13'3 x 12'9 (4.04m x 3.89m)  
With coving, feature fireplace with log burner, radiator, power points, centre ceiling light. and UPVC doors leading into the Conservatory.



### Conservatory

12'11 x 9'11 (3.94m x 3.02m)  
With open views of the rear garden, power points and centre ceiling light.



### Kitchen

17'3 x 7'0 (5.26m x 2.13m)  
With a side and rear facing UPVC window, laminate wood effect flooring, floor to ceiling radiator, power points, range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in range cooker with extractor hood, plumbing for dishwasher, plumbing for washing machine and space for a fridge/freezer.



### Bedroom One

11'5 x 10'6 (3.48m x 3.20m)  
With a front facing UPVC window, coving, fitted wardrobes, radiator, power points and centre ceiling light.



### Bedroom Two

13'3 x 12'2 (4.04m x 3.71m)  
With a rear facing UPVC window, radiator and power points.



### Bedroom Three

7'7 x 7'0 (2.31m x 2.13m)  
With a front facing UPVC window, radiator and power points.



### Bathroom

8'0 x 7'0 (2.44m x 2.13m)  
Partly tiled with a rear facing opaque UPVC window, heated towel rail, extractor fan, walk in shower cubicle with mains fed shower and a three piece suite comprising of; a panel enclosed bath, low flush WC and hand wash basin with pedestal.



### Loft Space

With a large velux window with open views, wooden feature beams, electric heater and power points.



### Rear Garden

An enclosed rear garden laid with artificial lawn and a decking area.



### Garage