

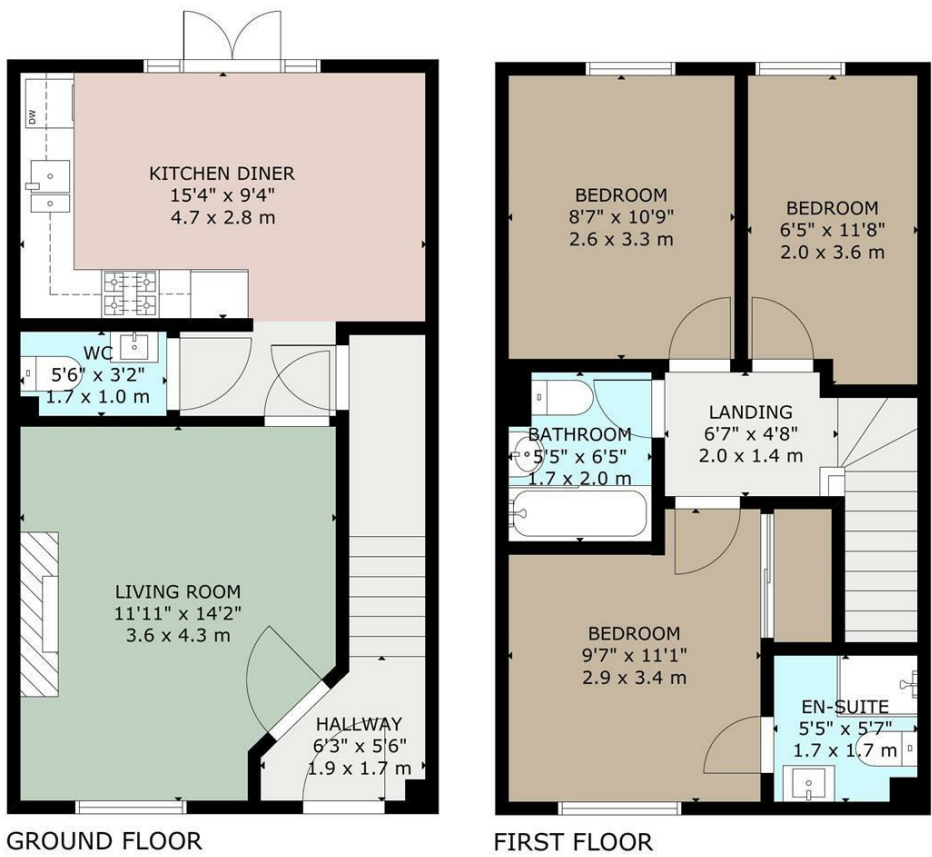


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# CHARLES LOUIS

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GROSS INTERNAL AREA  
TOTAL: 79 m<sup>2</sup>/849 sq.ft  
GROUND FLOOR: 39 m<sup>2</sup>/423 sq.ft, FIRST FLOOR: 40 m<sup>2</sup>/426 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

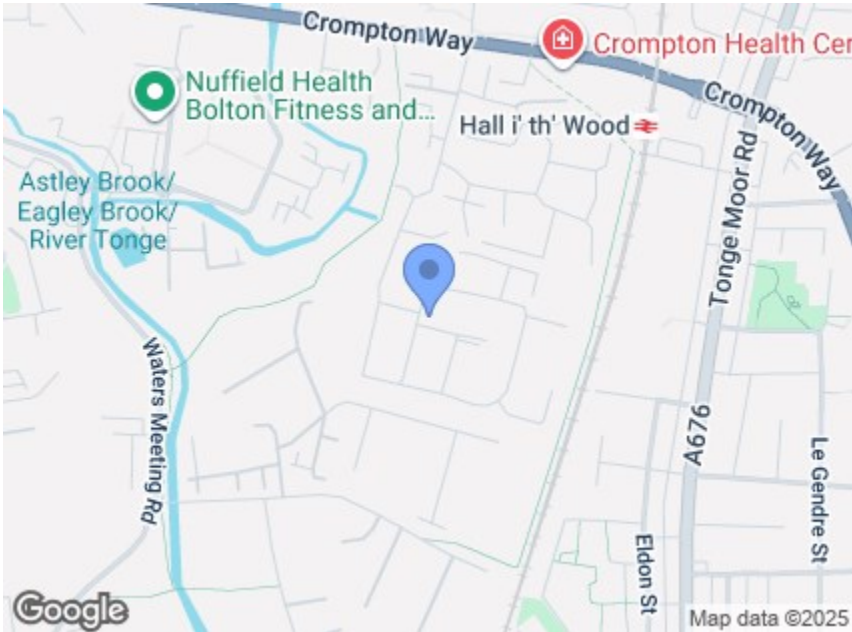


## 75 Cotton Meadows , Bolton, BL1 8FZ

Price £254,800

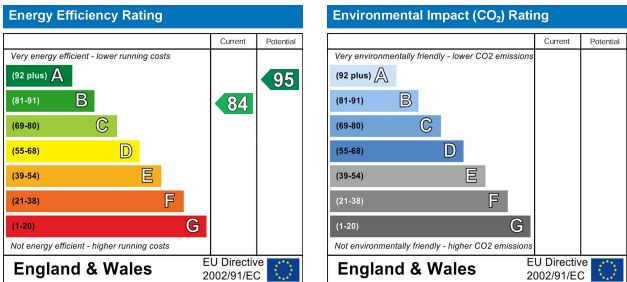


- Three-bedroom semi-detached home in a quiet cul-de-sac
- Bright and spacious lounge with a modern layout
- Contemporary kitchen diner with ample storage and dining space
- Downstairs WC for added convenience
- Three well-proportioned bedrooms and a modern family bathroom
- Private rear garden ideal for relaxing or entertaining
- Off-road parking for two vehicles and excellent access to local amenities and transport links
- Tenure - Freehold, Council Tax - Bolton band C, EPC rated B



### Directions

Postcode - BL1 8FZ What three words -  
///shunts.emerge.shirt



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.



# 75 Cotton Meadows

, Bolton, BL1 8FZ

**\*\*WELL PRESENTED THREE BEDROOM SEMI DETACHED\*\*SET IN A QUIET CUL DE SAC LOCATION\*\*GARDENS & DRIVEWAY PARKING\*\***Tucked away in a quiet cul-de-sac, this well-presented three-bedroom semi-detached home offers comfortable and modern living in a sought-after residential development. Ideal for families, first-time buyers, or those looking to upsize, the property benefits from a peaceful location with excellent local amenities and transport links close by.

The ground floor features a bright and spacious lounge, a contemporary kitchen diner with ample storage and space for entertaining, and a convenient downstairs WC. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. The master bedroom offers generous space and natural light, making it a perfect retreat.

Externally, the property enjoys a private rear garden, ideal for outdoor relaxation and play, as well as off-road parking for two vehicles to the front of the house.

Located in the popular area of Cotton Meadows, this home is close to local schools, shops, parks, and offers easy access to Bolton town centre and nearby motorway links—perfect for commuters and families alike.

### Hallway

6'3 x 5'6 (1.91m x 1.68m)  
Composite entrance door opening into the hallway, tiled flooring, radiator, door leading to the living room and stairs ascending to the first floor.

### Living Room

11'11 x 14'2 (3.63m x 4.32m)  
With a front facing uPVC double glazed window, media wall with inset living flame electric fire, radiator, central ceiling light and power points.



### Kitchen Diner

15'4 x 9'4 (4.67m x 2.84m)  
uPVC patio doors leading to the rear patio and garden, tiled flooring, fitted with a range of wall and base units with a contrasting work top and downlights, inset sink and drainer with a mixer tap, integrated electric oven and four ring gas hob, extractor fan, integrated fridge freezer, dishwasher and washing machine and inset ceiling spot lights.



### Alternative View



### Downstairs WC

5'6 x 3'2 (1.68m x 0.97m)  
WC and hand wash basin with vanity

### First Floor Landing

6'7 x 4'8 (2.01m x 1.42m)  
Leading to all three bedrooms and bathroom. Loft access.

### Bedroom One

9'7 x 11'1 (2.92m x 3.38m)  
Rear facing uPVC double glazed window, fitted wardrobes, radiator, tv points, power point and a central ceiling light. Access to the en-suite.

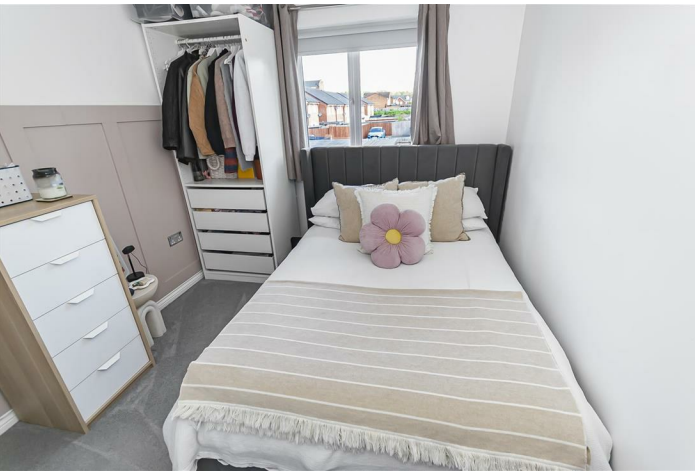


### En-Suite

5'5 x 5'7 (1.65m x 1.70m)  
Partially tiled with a three piece bathroom suite comprising of a walk in shower with electric shower and screen, low flush WC and a hand wash basin with vanity.

### Bedroom Two

8'7 x 10'9 (2.62m x 3.28m)  
Front facing uPVC double glazed window, fitted wardrobes, radiator, power points and a central ceiling light.



### Bedroom Three

6'5 x 11'8 (1.96m x 3.56m)  
Front facing uPVC double glazed window, radiator, power points and a central ceiling light.



### Bathroom

5'5 x 6'5 (1.65m x 1.96m)  
Partially tiled with a three piece bathroom suite comprising of a panel enclosed bath with thermostatic shower and screen, low flush WC and a hand wash basin with pedestal.



### Rear Garden

An enclosed private rear garden with a patio and lawn area.



### Driveway

Driveway parking to the front of the property for two vehicles