

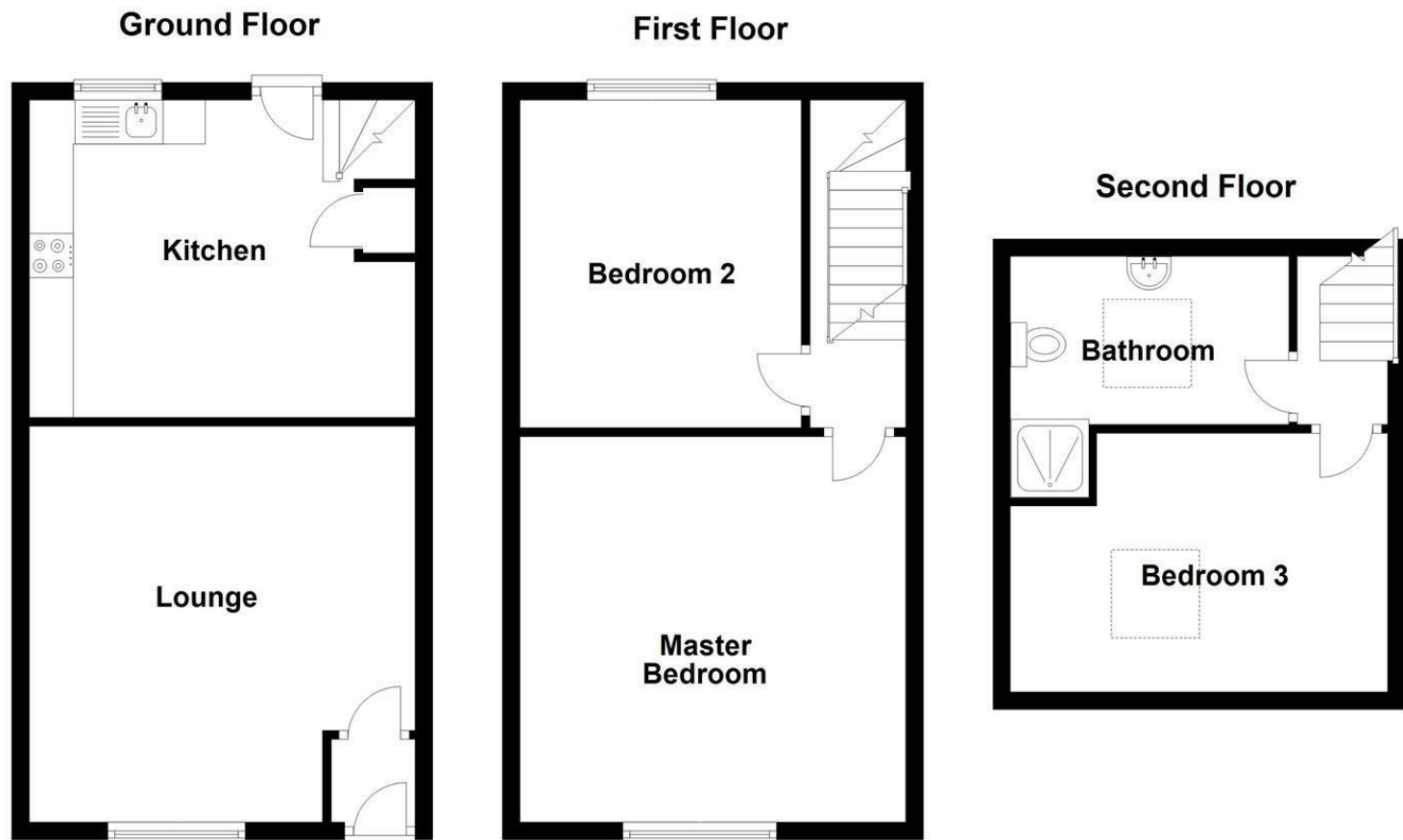


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Directions

From Charles Louis Homes office turn onto Bridge street and continue until you take the left turn on to Peel Brow. At the end of the road turn left and continue on Whalley Road until you reach the property which is on the right hand side, with a For Sale sign outside the property.

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		(92 plus) 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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

24 Whalley Road
Ramsbottom, Bury, BL0 0DE

Offers over £200,000



- Well Presented, Spacious Three Bedroom Property
- Panoramic Views Overlooking Holcombe Hill
- Gardens To Front & Rear With Additional Garden Area
- Sought After Location, Close to Ramsbottom Town Centre
- Stone Fronted Mid Terrace, Set Over Three Levels
- Kitchen/Diner with French Doors To Living Room
- Gas Central Heating & Double Glazing Throughout
- Viewing Essential to Appreciate Charm of Property

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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****WELL PRESENTED MID TERRACED WITH VIEWS OVER HOLCOMBE HILL** SPACIOUS THREE BEDROOMED PROPERTY, SET OVER THREE LEVELS**A MUST SEE!!!** Charles Louis Homes are pleased to bring to the market this well presented three bedroomed mid terraced property, set over three levels with fantastic views overlooking Peel Tower. The stone fronted terrace is situated a short walking distance from Ramsbottom Town Centre. The property is set in a very popular location, with ample parks and countryside surrounding the area. The property in brief comprises of a small porch, leading into well proportioned living room with French doors leading into a Kitchen diner with access to rear garden and staircase to the first floor. The first floor has a large master bedroom with views overlooking peel tower and also a second double bedroom to rear of property overlooking the gardens. To the second floor we have a family sized bathroom and third bedroom. The property benefits from gas central heating and double glazing throughout. Viewing is a must to appreciate size and location of property.

Porch

uPVC door to front elevation, light, laminate wood flooring, entrance to living room

Living Room

14'9 x 14'5 (4.50m x 4.39m)
uPVC Double glazed window to front elevation with views overlooking peel tower, wooden fire surround with marble hearth and living flame fire, laminate wooden flooring, centre ceiling light, gas central heating radiator, french doors leading into kitchen giving open plan living.



Kitchen/Diner

11'10 x 14'5 (3.61m x 4.39m)
uPVC double glazed window to rear elevation overlooking private garden, fitted with a range of wall and base units, Belfast sink with traditional mixer tap and wooden worktops, moving island with downlights, four ring hob with electric oven and modern chimney extractor, splash back tiles, down lights, space for washing machine, space for fridge freezer, tiled flooring, spot lights, gas central heating radiator, stable door leading to rear yard and stairs to first floor.



Alternative View



First Floor

Leading off to Master Bedroom, Bedroom Two and stairs to second floor, double glazed to rear elevation, centre ceiling light.

Master Bedroom

14'1 x 14'5 (4.29m x 4.39m)
uPVC double glazed window to front elevation with views overlooking Peel Tower, fitted wardrobes and fitted drawer units, laminate wooden flooring, 2 x ceiling lights, gas central heating radiator.



Bedroom Two

12'2 x 10'6 (3.71m x 3.20m)
uPVC double glazed window to front elevation with views overlooking Peel Tower, fitted wardrobes and fitted drawer units, laminate wooden flooring, centre ceiling lights, gas central heating radiator.



Second Floor

Leading off to Bedroom Three and family bathroom

Bedroom Three

6'11 x 12'10 (2.11m x 3.91m)
Velux window, centre ceiling light, gas central heating radiator.



Bathroom

6'3 x 11'10 (1.91m x 3.61m)
Velux Window, fitted with a four piece suite, comprising of low level wc, wash hand basin, bath, walk in sperate shower, laminate wood flooring, gas central heating radiator, centre ceiling light.



Alternative View



Rear Yard

Flagged rear private yard with outbuilding, decked raised seating area, gate to rear additional shared garden and bin access.



Additional Garden Area

Beyond the private yard, there is an additional raised garden which is accessed by stairs and is rented off Marshalls Quarry for £4.00 a year. The gardens have been attached to the properties over a long period.



Front External

The property has a garden frontage with views overlooking Peel Tower and has pathway and steps to front entrance. Street parking is available to front of property.