



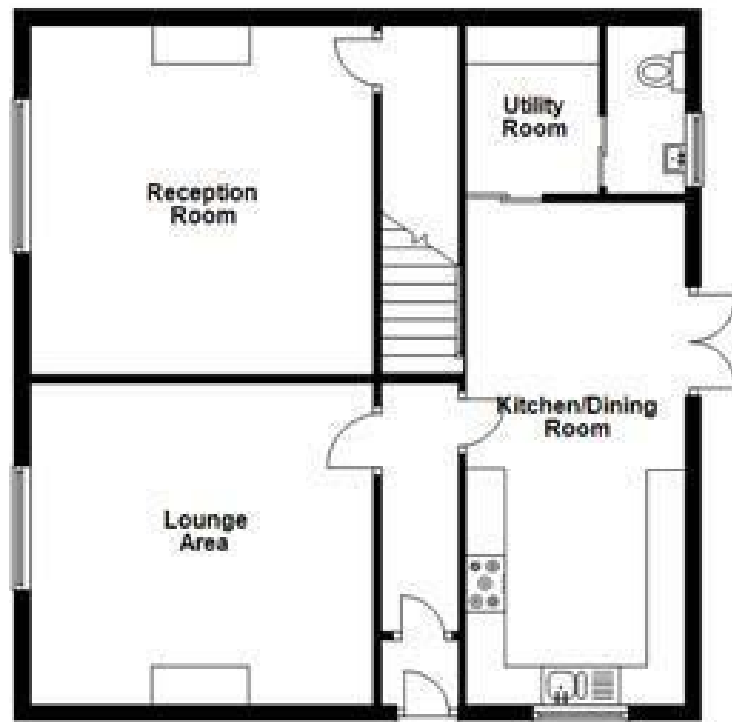
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Ground Floor



First Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential

16 Rostron Road
Ramsbottom, Bury, BL0 9EE

£1,350 Per month



- Stunning Cottage In The Heart of Ramsbottom
- Utility Room, Ground Floor WC & Cellar
- Attractive Private Courtyard to the Rear
- Offered Unfurnished & Available Mid June
- Four Spacious Bedrooms & Family Bathroom
- Lounge, Dining Room, Breakfast Kitchen
- Close To Town With Lovely Views
- Early Enquiry Essential, Viewing A Must

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.

16 Rostron Road

Ramsbottom, Bury, BL0 9EE

****BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOMED END STONE TERRACE**CLOSE TO RAMSBOTTOM WITH LOVELY VIEWS** SPACIOUS THROUGHOUT WITH TWO RECEPTION ROOMS**BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES** A must see!!! This stunning period property is offered to let unfurnished and available mid June. Situated close to the town centre and all its amenities, giving easy access to motorway links and ideal for commuting, this spacious and characterful property benefits from having two reception rooms, breakfast kitchen fitted with appliances, utility room and ground floor WC, four generously proportioned bedrooms and family bathroom. To the rear there is a private and attractive courtyard. We strongly recommend early viewing to avoid disappointment.**

Entrance Vestibule

Original door opening into the entrance vestibule with an inner door opening into the hallway.

Hallway

With coving, feature original tiled flooring, power points and stairs ascending to the first floor.

Lounge

14'6 x 13'6 (4.42m x 4.11m)

uPVC windows to the front and side elevation providing lovely views over Ramsbottom, coving, wood effect flooring, feature fireplace with log burner, radiators, TV point, and power points.



Dining Room

14'8 x 14'6 (4.47m x 4.42m)

uPVC window to the front elevation, coving, wood effect flooring, feature fireplace with open fire, radiator, power points and door giving access to the cellar.



Breakfast Kitchen

10'5 x 7'59 (3.18m x 2.13m)

uPVC window to the front elevation, wood effect flooring, radiator, power points, fitted with a range of wall and base units with contrasting worktops, 1.5 sink and drainer unit, double electric oven, five ring gas hob with extractor hood, integrated dishwasher and fridge/freezer. With French doors opening out to the courtyard.



Utility Room

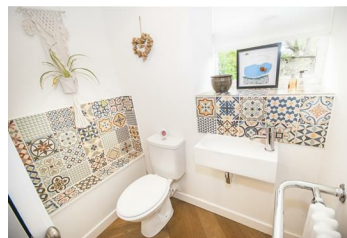
5'7 x 5'6 (1.70m x 1.68m)

With wood effect flooring, fitted with a range of wall and base units, plumbing for a washing machine and space for a dryer. Door to;

Downstairs WC

3'36 x 5'6 (0.91m x 1.68m)

uPVC window to the rear elevation, wood effect flooring, radiator with towel rail, low level WC and hand wash basin



First Floor Landing

uPVC window to the side elevation with beautiful views over Ramsbottom, leading to the master bedroom, bedrooms two, three and four and family bathroom.

Master Bedroom

14'6 x 12'8 (4.42m x 3.86m)

uPVC windows to the side and front elevation providing beautiful views, radiator, TV point, and power points.



Bedroom Two

13'8 x 11'8 (4.17m x 3.56m)

uPVC window to the front elevation, radiator and power points.



Bedroom Three

9'8 x 9'6 (2.95m x 2.90m)

uPVC window to the rear elevation, wood flooring, radiator and power points



Bedroom Four

9'6 x 9'1 (2.90m x 2.77m)

uPVC window to the rear elevation, wood effect flooring, built in wardrobes, radiator and power points

Bathroom

9'81 x 6'88 (2.74m x 1.83m)

Partly tiled with a rear facing opaque window to the side elevation, tiled flooring, radiator and three piece suite comprising panel closed bath with electric shower over, low level WC and hand wash basin with pedestal.



Courtyard

Walled courtyard to the rear, paved for easy maintenance with a range of plants and shrubs.

