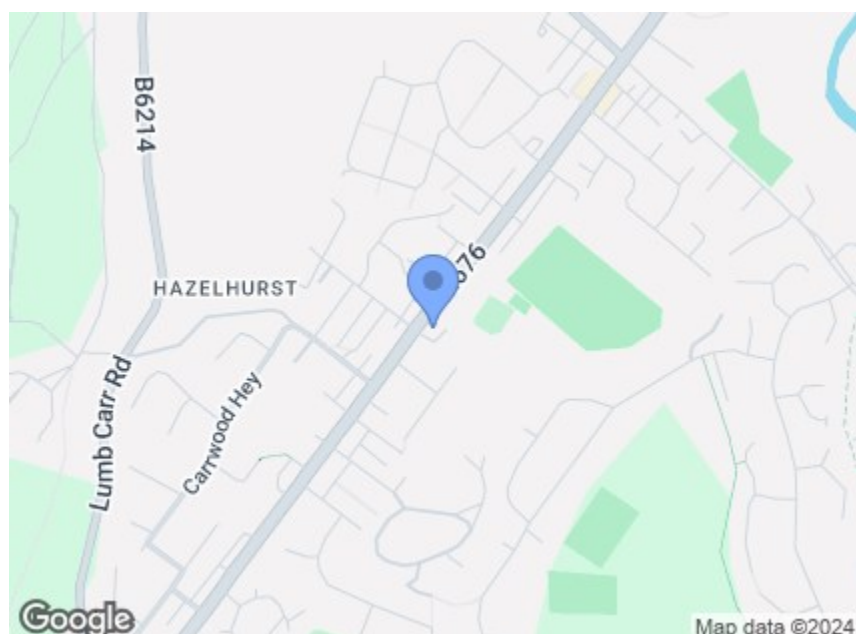




Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS
HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charlesloushomes.co.uk



Directions

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		(91-91) 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 EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

171 Bolton Road West
Ramsbottom, Bury, BL0 9PJ

£1,200



- Substantial & Beautifully Presented Family Home
- Two Spacious Reception Rooms
- Three Double Bedrooms plus Basement Room
- Attractive Low Maintenance Rear Garden
- Ideally Situated Close to Schools & Amenities
- Modern Kitchen & Fabulous Bathroom
- Ample Storage Space, Basement Level WC
- Ideal As A Long Term Family Let

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.

171 Bolton Road West

Ramsbottom, Bury, BL0 9PJ

A substantial and beautifully presented family home with an abundance of original features, ready to occupy long term. This fabulous property benefits from having two reception rooms with feature fireplaces, a modern fully fitted kitchen, three double bedrooms, a sleek and spacious family bathroom, and a basement room ideal as a gaming or hobby room with a storage space and separate WC. With lovely open views from the rear, triple glazed windows to the front and an attractive low maintenance garden to the rear, this property is ideal for a family looking for a long term let.

Basement Room

14'0 x 12'6 (4.27m x 3.81m)

With spot lighting, gas central heating radiator, TV point and power points.

Utility Room/WC

6'7 x 4'6 (2.01m x 1.37m)

Plumbing for washing machine, low level WC, hand wash basin with vanity unit below and door leading to stairs up to the yard.

Store Room

11'5 x 7'7 (3.48m x 2.31m)

good sized storage room with power points.

Entrance Vestibule

4'4 x 4'3 (1.32m x 1.30m)

Front facing wood entrance door leading into hallway.

Hallway

Front facing eood door, gas central heating radiator, power points and stairs ascending to the first floor.

Reception Room One

13'9 x 13'3 (4.19m x 4.04m)

With a front facing uPVC double glazed bay window, coving, wood flooring, feature fireplace with gas fire, gas central heating radiator, TV point and power points.

Reception Room Two

14'8 x 13'8 (4.47m x 4.17m)

With a rear facing uPVC double glazed window, coving, wood flooring, feature gas fire, gas central heating radiator, TV point and power points.

Kitchen/Breakfast Room

13'5 x 9'8 (4.09m x 2.95m)

With a rear and side facing uPVC double glazed window, tiled flooring, gas central heating radiator, power points, a range of wall and base units with contrasting work tops, inset sink and drainer unit, built in gas oven, built in gas five ring with extractor fan above, integrated dishwasher, space for double fridge/freezer and uPVC door to the side.

First Floor Landing

With a Velux skylight window, power points and access to the loft.

Master Bedroom

13'9x 12'3 (4.19mx 3.73m)

With a rear facing uPVC double glazed window, built in cupboard, feature fireplace, gas central heating radiator, TV point and power points.

Bedroom Two

14'8 x 9'5 (4.47m x 2.87m)

With a front facing uPVC double glazed window, built in cupboard, feature fireplace and power points

Bedroom Three

10'7 x 8'3 (3.23m x 2.51m)

With a front facing uPVC double glazed window, gas central heating radiator and power points.

Bathroom

16'4 x 6'7 (4.98m x 2.01m)

Partly tiled with a side and rear uPVC double glazed windows, tiled flooring, heated towel rail, extractor fan, a four piece bathroom suite comprising of; a walk in shower cubicle with electric shower, panel enclosed bath, low level wc and hand wash basin.

Store Room

7'8 x 2'8 (2.34m x 0.81m)

With a wall mounted boiler and room for storage.

Rear Yard

An attractive, private low maintenance yard. stairs leading to the basement and stairs leading to the kitchen.