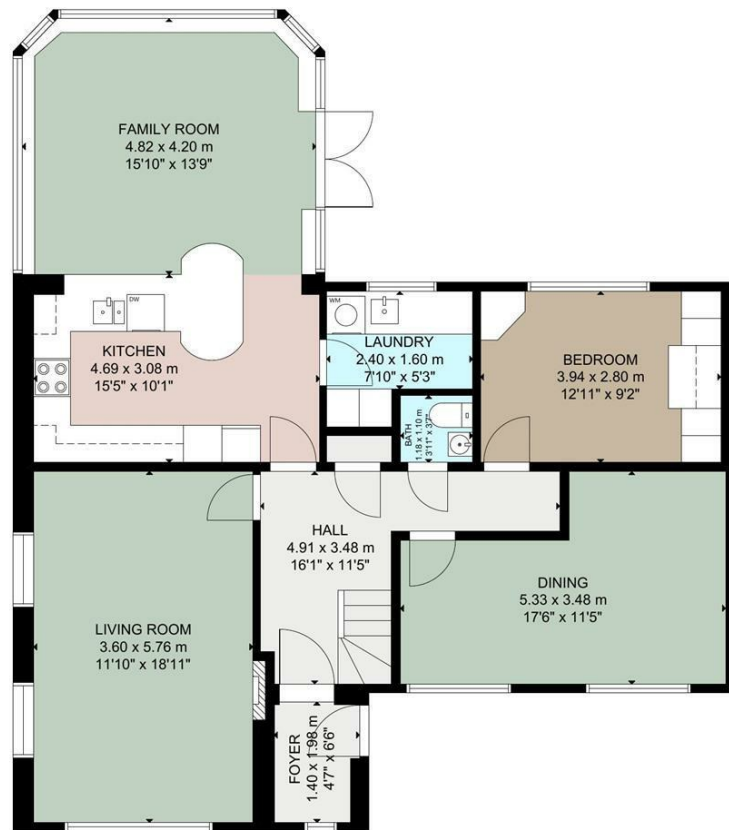




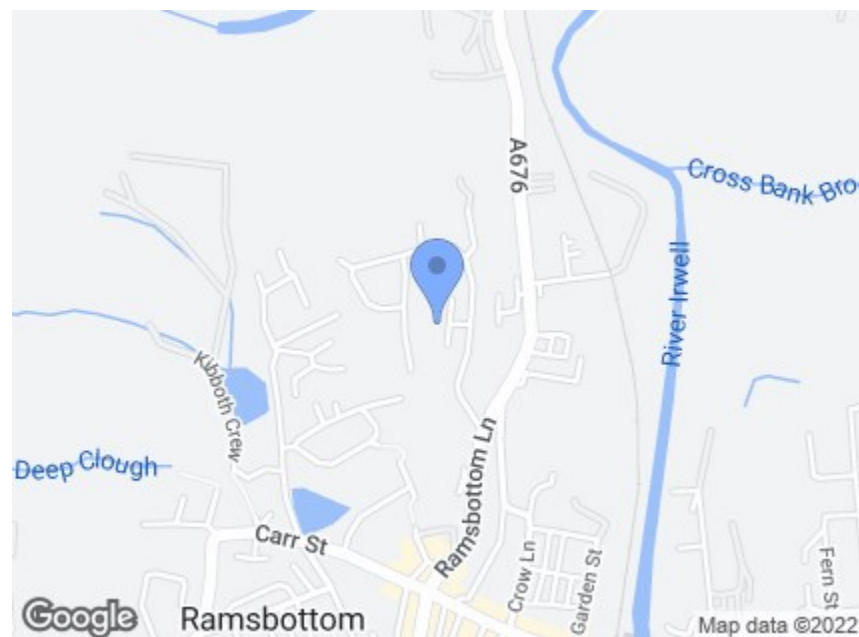
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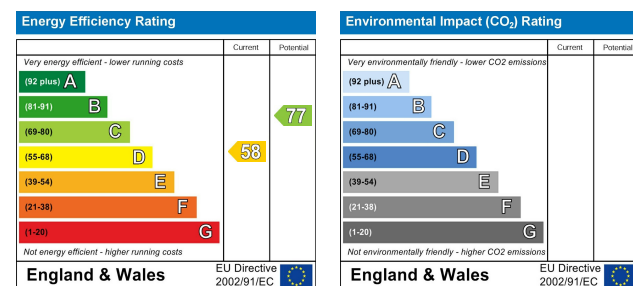


GROSS INTERNAL AREA  
TOTAL: 175 m<sup>2</sup>/1,886 sq ft  
FLOOR 1: 106 m<sup>2</sup>/1,142 sq ft, FLOOR 2: 69 m<sup>2</sup>/744 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Directions**

From the Ramsbottom Office, turn left at the lights onto Ramsbottom Lane/A676. Continue to follow the road and turn left onto Heatherside. Follow the road and turn onto Cedar Crescent where you will find the property.



**5 Cedar Crescent**  
Ramsbottom, Bury, BL0 9DA

**Price guide £495,000**



- Four Bedroom Detached Property
- Open Plan Kitchen/Family Room & Separate Utility Room
- Modern Fitted Bathroom, En-Suite Shower Room & Downstairs WC
- Set in a Cul-De-Sac Location with Stunning Views, Close to Ramsbottom Town Centre
- Immaculate Condition, Done To a High Standard
- Single Garage with Electric Door & Driveway Parking for Two Vehicles
- Well Presented Garden to Rear Set Over Two Levels
- Sold With No Chain. A Must See!!! Viewing Essential

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.



# 5 Cedar Crescent

## Ramsbottom, Bury, BL0 9DA

\*\*\*IMMACULATE FOUR BEDROOM DETACHED PROPERTY\*\*SOLD WITH NO CHAIN\*\*STUNNING LOCATION & VIEWS\*\*A MUST SEE!!!!\*\*Charles Louis Homes are pleased to bring to the market this immaculate and stunning four bedroom detached house, 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 open plan and spacious entrance hallway, downstairs WC, living room, open plan kitchen/family room, designed to a high specification, with access to rear garden, separate utility room, dining room and bedroom four. From the entrance hallway, the staircase leads up to first floor where you will find the Master bedroom with en-suite, Bedroom two and three, open plan office area and modern fitted family bathroom. The property benefits from gas central heating and double glazing throughout. The property also offers garage and driveway parking for up to two vehicles. The garden is well maintained to front and rear and offers stunning views to the front. Viewing is a must and is essential to appreciate the charm and size of this property.

### Entrance Porch

6'3 x 4'2 (1.91m x 1.27m)  
Generous porch leading to inner hallway, with wood flooring, centre ceiling light, uPVC window and uPVC door to front elevation.

### Hallway

11'6 x 7'0 (3.51m x 2.13m)  
Stunning 'L' shaped entrance hallway, access to downstairs accommodation, cloakroom, wall lights, gas central heating radiator, feature centre ceiling light with wood and glass staircase to first floor with vaulted ceiling

### Lounge

18'7 x 11'16 (5.66m x 3.35m)  
Front and side facing uPVC double glazed windows with stunning views to front, living gas flame fire with granite surround, centre ceiling light, wall lights, gas central heating radiator, coving, TV point, power points.

### Open Plan Kitchen/Breakfast Area & Family Room

23'6 x 15'2 (7.16m x 4.62m)  
The original kitchen has been extended to create a stunning open plan family room, overlooking the garden which is set over two levels. Fitted with a range of 'Pearwood' wall and base units, inset sink with mixer tap, granite worktops in black with matching breakfast bar, 4 ring modern glass induction hob and chrome chimney style extractor above, integrated neff dishwasher, integrated neff double oven and microwave at eye level, integrated fridge/freezer, kamdean flooring throughout, inset spots, feature lights, recessed lighting, glass walls, access to separate utility room and open plan through to the family room.



### Open Plan Family Room

Versatile family room with conservatory style windows overlooking the garden, large seating area with small inset spot lights, french double doors leading into the garden and patio area.



### Utility Room

7'11 x 5'1 (2.41m x 1.55m)  
uPVC double glazed window to rear elevation, fitted with a range of base units, inset sink with mixer tap, plumbing for washing machine, integrated freezer, wood flooring, gas central heating radiator, centre ceiling light and power points.

### Downstairs WC

Fitted with a two piece suite, comprising of low level WC and hand wash basin, part tiled, gas central heating radiator, centre ceiling light

### Dining Room/Music Room

17'3 x 11'2 max (5.26m x 3.40m max)  
Currently used as a dining/music room, but was originally bedroom five providing versatile living accommodation. 2 x uPVC double glazed windows to front elevation with stunning, panoramic views, lights, gas central heating radiator, coving.



### Bedroom Four

12'8 x 9'0 (3.86m x 2.74m)  
uPVC double glazed window to rear elevation, overlooking the garden, fitted wardrobes with lights, gas central heating radiator, coving, power point and centre ceiling lighting.



### First Floor Landing / Office Area

Providing an open plan office area, access to the master bedroom with en-suite, bedroom two, three and the family bathroom, feature lights.

### Master Bedroom

15'4 x 11'3 (4.67m x 3.43m)  
uPVC double glazed window to front elevation with stunning panoramic views, modern fitted wardrobes and drawers with built in spot lights, matching headboard and headlights, dressing table, gas central heating radiator, power points, centre ceiling lighting and access to en-suite.



### En-Suite Shower Room

9'4 x 6'7 (2.84m x 2.01m)  
uPVC double glazed frosted window to rear elevation, fitted with a 'Grohe' three piece bathroom suite, comprising of a quadrant walk in shower, low level WC and hand wash basin, fitted cabinets, fully tiled, chrome heated towel rail and inset spots.

### Bedroom Two

18'6 x 8'2 (5.64m x 2.49m)  
uPVC double glazed windows to front and rear with stunning panoramic views, fitted wardrobes and drawers, dressing table, gas central heating radiator, power points and centre ceiling lighting, eaves storage.

### Bedroom Three

12'4 x 9'7 (3.76m x 2.92m)  
uPVC double glazed window to rear elevation, modern fitted wardrobes and drawers, gas central heating radiator, power points, centre ceiling light



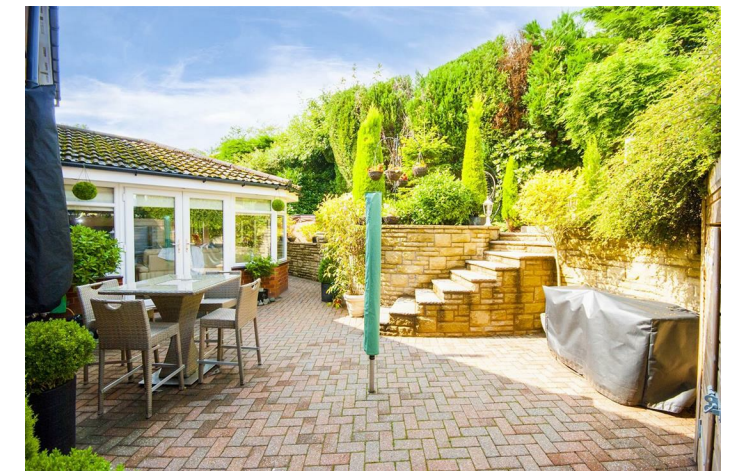
### Family Bathroom

8'8 x 8'0 (2.64m x 2.44m)  
uPVC double glazed frosted window to rear elevation, fitted with a Villeroy and Boch four piece bathroom suite, comprising of a jacuzzi bath, low level WC, vanity basin with fitted cabinets, 900mm walk in shower enclosure, fully tiled, inset spots, black heated towel rail.



### Rear Garden

A private rear garden with terraced patios over several levels, mature shrubs and trees.



### Alternative View



### Garage

18'9 x 11'9 (5.72m x 3.58m)  
Good sized 3/4 sized garage with roller shutter, power, light, water and housing combi boiler

### External

Lawned garden with mature shrubs and borders with pathway and steps leading up to front door, driveway parking for two vehicles. The property is fully alarmed with a 'Ring Floor Cam'