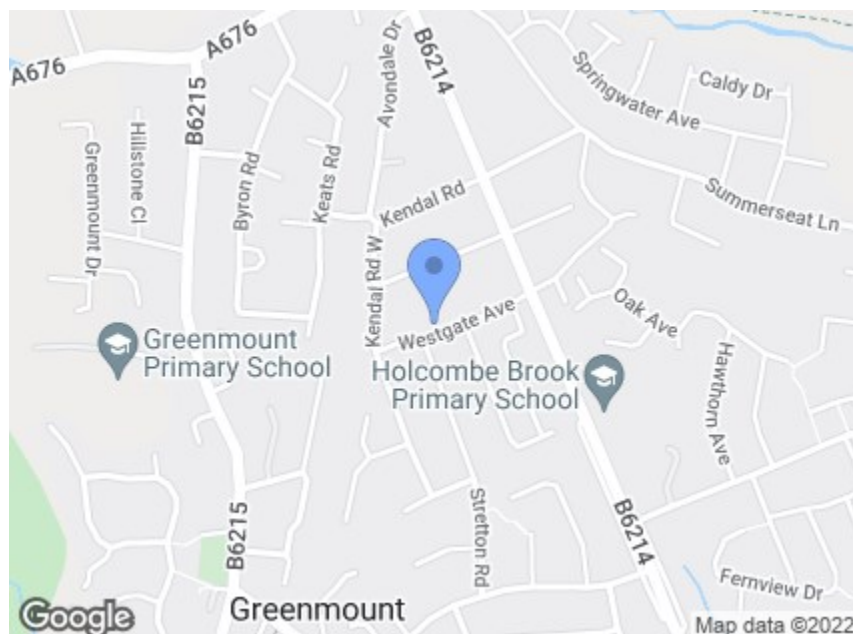


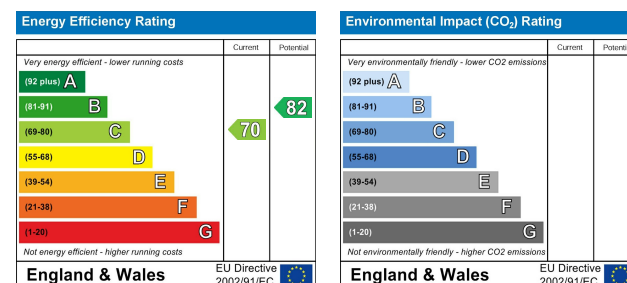


GROSS INTERNAL AREA
TOTAL: 102 m²/1,093 sq ft
FLOOR 1: 61 m²/654 sq ft, FLOOR 2: 41 m²/439 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Directions

From Charles Louis Head Office in Ramsbottom, turn onto Bolton street and continue onto Bolton Street West and head towards Holcombe Brook. At the traffic lights, turn left onto Longsight Road. Continue down Longsight Road and turn right onto Westgate Avenue and you will find the property on the right hand side with a For Sale Board outside.



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.

Tel: 0161 959 0166

www.charleslouishomes.co.uk



CHARLES LOUIS
HOMES LIMITED

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

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



26 Westgate Avenue
Ramsbottom, Bury, BL0 9SS

Offers over £340,000



- Extended Bay Fronted Semi-Detached
- Refurbished To A High Standard Throughout
- New Modern Fitted Wet Room With Under Floor Heating
- A Highly Sought After Location & Close Walking Distance to Peel Tower
- Immaculate Three Bedroom Property
- Modern Open Plan Kitchen/Diner & Family Room
- Gardens To Front & Rear, Ample Driveway Parking
- A Must See!!! To Appreciate Charm & Size of Property

26 Westgate Avenue

Ramsbottom, Bury, BL0 9SS

A MUST SEE!!!**IMMACULATE EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY**SET IN A DESIRABLE & WELL SOUGHT AFTER LOCATIONCharles Louis Homes are pleased to bring to the market this immaculate extended three bedroom semi-detached house. The property is set in the popular location of Holcombe Brook, with ample countryside surrounding the area. The property in brief comprises of hallway, living room with bay window, open plan kitchen/dining & seating area done to a high spec with Bi-folding doors overlooking the garden. From the entrance hallway, the staircase leads up to first floor where you will find the master bedroom with fitted wardrobes, bedrooms two, three, and a modern fitted wet room. The property benefits from gas central heating and double glazing throughout, with underfloor heating in the wet room. The property also offers ample driveway parking, with a well proportioned and maintained garden to the rear. The property is close to Peel Tower and many other local parks with restaurants and bars on your doorstep. Viewing is a must and is essential to appreciate the charm of this property.

Hallway

14'32 x 5'9 (4.27m x 1.75m)
With a front facing composite entrance door, coving, wall panels, solid wood flooring, gas central heating radiator with covers, power points, under stairs storage cupboard housing baxi boiler and stairs ascending to the first floor.



Lounge

11'58 x 10'87 (3.35m x 3.05m)
With a front facing box uPVC double glazed window, coving, modern fitted built in glass fire, gas central heating radiator, TV point and centre ceiling light.



Open Plan Kitchen/Family Room

23'39 x 16'20 max (7.01m x 4.88m max)
Fantastic open plan living space, fitted with a wide range of modern wall and base units in gloss with complementary work tops and splash back tiles, matching island with a one and half sink and modern detachable mixer tap, 4 ring modern glass induction hob and chrome chimney style extractor, integrated oven and microwave at eye level, space for double fridge freezer, solid wood flooring, inset spots, down lighting, feature lighting, gas central heating radiator x 3, glass roof, open plan living/diner space with Bi-folding doors to rear, overlooking the stunning garden.



Alternative View



First Floor Landing

With a side facing uPVC double glazed window, coving, wood paneling, loft access which is boarded and can be used for storage.

Master Bedroom

13'32 x 9'81 (3.96m x 2.74m)
With a front facing box uPVC double glazed window, coving, newly fitted wardrobes, gas central heating radiator, power points, TV points, inset spots and wall lighting,



Bedroom Two

13'54 x 9'45 (3.96m x 2.74m)
With a rear facing uPVC double glazed window, newly fitted wardrobes, click laminate wood flooring, gas central heating radiator, power points and a centre ceiling light.



Bedroom Three

8'14 x 6'68 (2.44m x 1.83m)
With a front facing uPVC double glazed window, click laminate wood flooring, gas central heating radiator, power points and a centre ceiling light.



Wet Room

8'65 x 6'89 (2.44m x 1.83m)
uPVC opaque window to the rear and side elevation, fitted with a modern three piece suite, comprising of low level WC, wash hand basin, with vanity unit and walk in shower area with glass screen, tiled flooring with under floor heating, fully tiled walls, inset spot lights, built in blue tooth speakers and chrome heated towel rail.



Rear Garden

An enclosed garden, mainly laid to lawn with plants and shrub borders in sleepers, patio area to the front and decked seating area.



Alternative View



Front External

Set behind dwarf wall with lawned area, pathway and flagged driveway for parking up to three vehicles.