



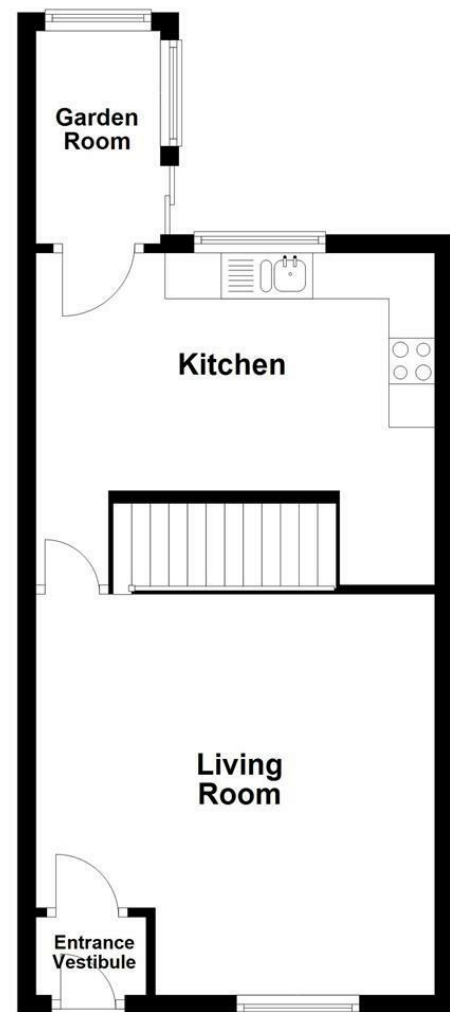
Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

**CHARLES LOUIS**

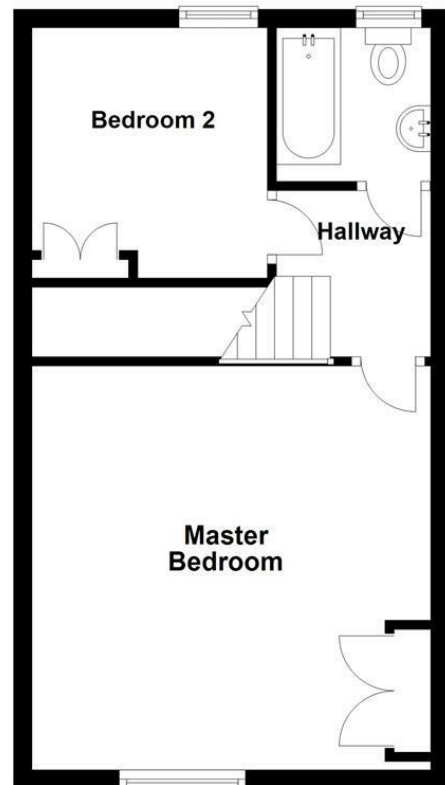
HOMES LIMITED

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**Ground Floor**



**First Floor**



**Directions**

From the Ramsbottom office at the lights turn left on to Carr street . Continue following the road up and turn left onto Callender street, then turn right onto Rostron road then turn left on to Albert Street. You will find the property situated on the left hand side with a Charles Louis For Sale Board outside.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	87		
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> EU Directive 2002/91/EC		<small>England &amp; Wales</small> EU Directive 2002/91/EC	

**26 Albert Street**  
Ramsbottom, Bury, BL0 9EL  
**£950 Per month**



- Stunning Views Over Ramsbottom
- Two Spacious Double Bedrooms
- Courtyard Garden
- Offered Unfurnished

- Newly Decorated & Carpeted
- Lounge, Kitchen Diner & Garden Room
- Available Early to Mid October
- Early Enquiry Recommended

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

# 26 Albert Street

## Ramsbottom, Bury, BL0 9EL

Council Tax Band B  
EPC Rating C

NEWLY DECORATED AND CARPETED THROUGHOUT, this spacious and characterful mid terraced stone cottage is situated on a quiet no through road in an elevated position with open aspect and green space to the front, and parking on both sides of street. Only minutes walk to the town centre in addition to having easy access to motorway links, as well as to the surrounding hills and countryside, the property is offered unfurnished and will be available to occupy early to mid October.

The property in brief comprises entrance vestibule, lounge, kitchen diner, garden room, spacious master bedroom, a second double bedroom and bathroom. There is an enclosed courtyard with established plants and outside storage. The property is set back from the pavement with front garden trough. Gas C/H, full double glazing. Early viewing is strongly recommended.

### Entrance Vestibule

Composite entrance door opens into a vestibule with tiled flooring and inner door with feature stained glass window above, leading to living room.

### Living Room

14'3 x 14'2 max (4.34m x 4.32m max)

With a front facing uPVC window offering an open outlook over Ramsbottom to hills, working fireplace (compatible to fit wood burning stove), radiator, TV point, telephone and power points.



### Kitchen/Dining Room

14'3 x 9'12 (4.34m x 2.74m)

With a rear facing uPVC window, quality bespoke cream Shaker style kitchen units, inset 1.5 sink and drain unit, integrated dishwasher, space for fridge-freezer and washing machine, tiled flooring, radiator and power points. Useful under-stairs storage. Painted hardwood half glazed door leads to garden room.



### Alternate View



### Garden Room

7'6 x 4'7 (2.29m x 1.40m)

With sliding door out to rear courtyard.

### Master Bedroom

14'4 x 14'2 max (4.37m x 4.32m max)

With a front facing uPVC window providing beautiful far reaching views over Ramsbottom to hills, fitted wardrobes, radiator and power points.

### Bedroom Two

9'1 min (9'6 to robe) x 8'4 (2.77m min (2.90m to robe) x 2.54m)

With a rear facing uPVC window, stripped and polished wood floor, built in wardrobe, radiator and power points.

### Bathroom

5'8 x 5'3 (1.73m x 1.60m)

Part tiled with a rear facing opaque uPVC window, radiator and extractor fan, three piece suite comprising panel enclosed bath with shower over, WC and wash basin.

### Rear Courtyard

Private courtyard to the rear with outside store and established plants ascending to an upper patio area with shed. Outside tap with garden hose.



### View to front

