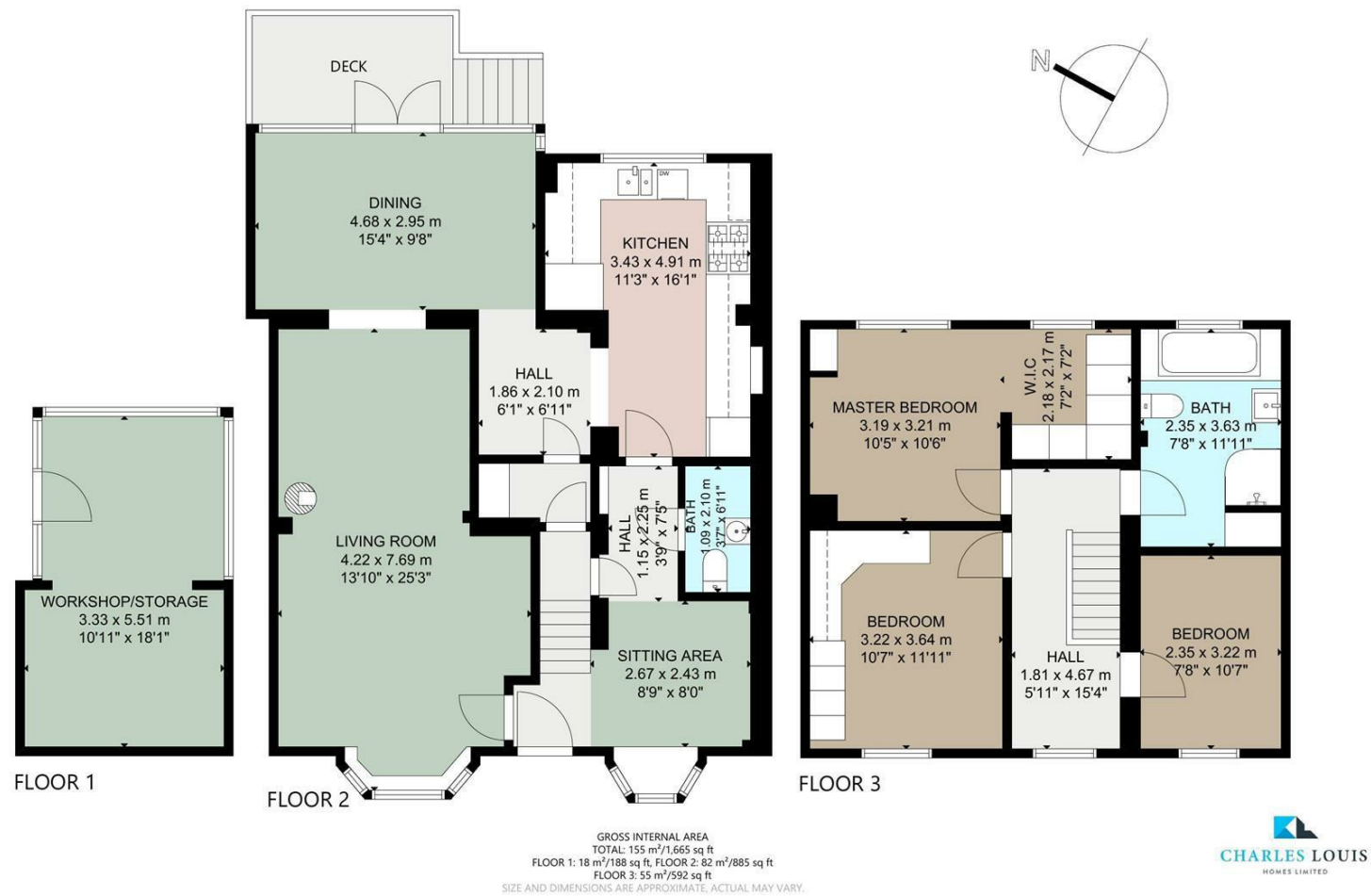




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Directions

From our Ramsbottom office, at the traffic lights turn right on to Bolton Rd West. After 280 yards, turn left onto Ash Grove where you will see the property with a Charles Louis for sale sign outside.

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		(81-81) A	
(81-81) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(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

5 Ash Grove

Holcombe Brook, Ramsbottom, Bury, BL0 9RS

Price guide **£425,000**



- Extended Bay Fronted Quasi Semi Property
- Well Presented Throughout, Three Double Bedrooms
- Open Plan Living With Large Log Burner
- Located In A Highly Sought After Location.
- Sold With No Chain
- Large Garden To Rear, Workshop & Driveway Parking
- Art Deco Bathroom & Downstairs WC
- A Must See!!! Viewing Essential To Appreciate Charm & Location

5 Ash Grove

Holcombe Brook, Ramsbottom, Bury, BL0 9RS

***A MUST SEE!!!**VIEWS OVER COUNTRYSIDE & PEEL TOWER ** WELL PRESENTED EXTENDED QUASI SEMI WITH THREE DOUBLE BEDROOMS ** SET IN A QUIET & WELL SOUGHT AFTER LOCATION**LARGE GARDEN & DRIVEWAY PARKING** Charles Louis Homes are pleased to bring to the market this well presented extended three double bed roomed quasi semi. The property offers stunning views over countryside and Peel Tower and is set in a quiet and well sought after location of Greenmount. The property in brief comprises of entrance hallway, which also offers a seating area/ small reception room, open plan living room/dining room/ conservatory with views overlooking garden and access to outside decked area. The ground floor also benefits from having a large and downstairs WC. From the entrance hallway, the staircase leads up to first floor where you will find Master Bedroom with dressing room area, bedroom two, three and family bathroom. The property benefits from gas central heating and double glazing throughout. The property also offers a workshop under the property which is accessed from the rear garden. The gardens are well maintained and has spacious driveway parking to the front. Viewing is a must and is essential to appreciate the charm of this property.

Entrance Hallway & Seating Area

75 x 89 max (2.26m x 2.67m max)
Double glazed bay window to front elevation, wood flooring, gas central heating radiator, centre ceiling light, access to downstairs WC, hallway leading to kitchen, living room and stairs to first floor



Downstairs WC

37 x 6'11 (1.09m x 2.11m)
Fitted with a two piece suite comprising of a low level w/c wash hand basin, gas central heating radiator and a centre ceiling light

Kitchen

11'3 x 16'1 (3.43m x 4.90m)
Double glazed window to rear elevation with view overlooking garden, fitted with a wide range of wall and base units with down lighters, granite worktop, inset 1 1/2 sink and mixer tap, integrated double oven and microwave, built-in five ring gas hob with extractor fan above, integrated fridge freezer integrated dishwasher, washing machine and integrated recycling bins, gas central heating radiators, inset spots, tiled floor and access to pantry and storage cupboard.



Open Plan Living Area

13'10 x 25'3 (4.22m x 7.70m)
Double glazed bay fronted window to front elevation, open plan living, fitted with a multi fuel log burner, laminate wood flooring, gas central heating radiators, centre ceiling lights, access to conservatory/dining room.



Alternative View



Dining Room/Conservatory

15'4 x 9'8 (4.67m x 2.95m)
uPVC french doors and glass roof, overlooking garden and leading out to decked area, laminate wooden flooring, access through to kitchen and pantry.



First Floor Landing

Double glazed window to front elevation, centre ceiling lights and wall lights, wooden staircase and seating area

Master Bedroom

10'5 x 10'6 (3.18m x 3.20m)
Double glazed windows x 2 to rear elevation, with views overlooking garden and holcombe hill, built-in wardrobes, creating dressing area, gas central heating, centre ceiling light



Dressing Room

7'2 x 7'2 (2.18m x 2.18m)

Bedroom Two

10'7 x 11'11 (3.23m x 3.63m)
Double glazed window to front elevation, gas central heating, fitted wardrobes, cupboards and drawers, centre ceiling light, gas central heating radiator.



Bedroom Three

7'8 x 10'7 (2.34m x 3.23m)
Double glazed window to front elevation, gas central heating and centre ceiling lights



Family Bathroom

7'8 x 11'11 (2.34m x 3.63m)
Double glazed window to rear elevation, fitted with a four piece suite comprising of low level WC, art deco wash hand basin, bath and walk-in thermostatic shower, heated towel rail, storage cupboard, housing combi boiler, part tiled walls, tiled floor and inset spots.



Rear Garden

Decked area on two separate levels with steps leading down to lawn, storage situated under the house, two outside taps with a workshop area and garden shed. Mainly laid to lawn with borders and shrubberies leading off to flagged seating area and greenhouse.



Alternative View



External

Set behind mature shrubberies with a spacious block paved driveway and access to front of property.