



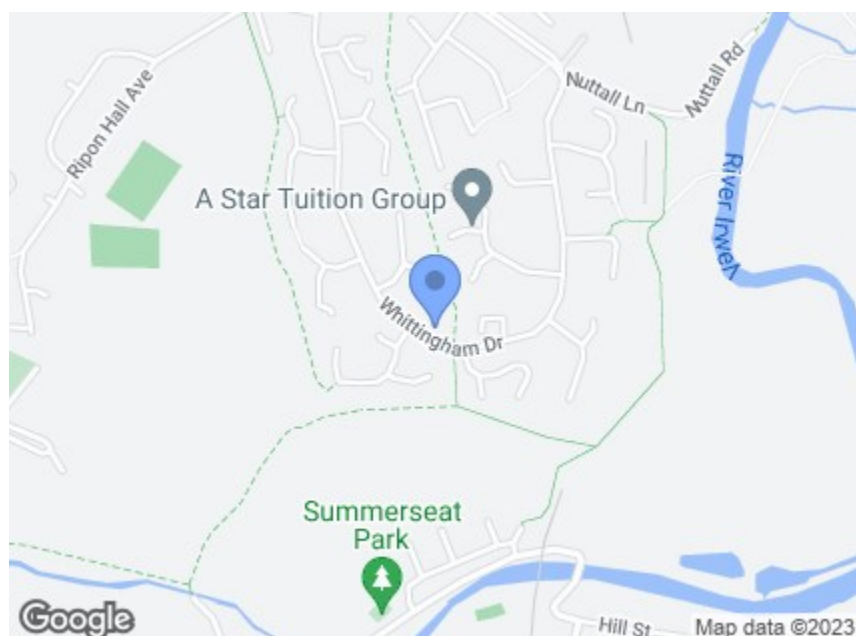
Charles Louis Homes Ltd  
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Ramsbottom  
Bury  
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**CHARLES LOUIS**  
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GROSS INTERNAL AREA  
TOTAL: 109 m<sup>2</sup>/1,171 sq ft  
FLOOR 1: 73 m<sup>2</sup>/787 sq ft, FLOOR 2: 36 m<sup>2</sup>/384 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Directions**

From Charles Louis Head Office in Ramsbottom, turn right onto Bolton street and then take a left in onto Nuttall Lane at the traffic lights Then turn right onto Whittingham Drive and the destination is on the left with a For Sale Board outside.

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

**180 Whittingham Drive**  
Ramsbottom, Bury, BL0 9NY

**Price guide £300,000**



- **Extended Three Bedroom Link Detached Property**
- **Sought After Location, Close to Ramsbottom Town Centre**
- **Separate Utility Room & Downstairs WC**
- **Private Low Maintenance Gardens To Front & Rear**

- **Well Presented Throughout & Fantastic Family Home**
- **Extended Open Plan Kitchen/Diner & Family Room**
- **Additional Study/Office or Nursery**
- **Driveway Parking for Three Vehicles**



# 180 Whittingham Drive

## Ramsbottom, Bury, BL0 9NY

**\*\*AN EXTENDED LINK DETACHED FAMILY HOME WITH THREE BEDROOMS PLUS STUDY \*\*OPEN PLAN KITCHEN/DINER & FAMILY ROOM \*\*SITUATED IN A MUCH SOUGHT AFTER LOCATION \*\*WELL PRESENTED**

This extended and nicely presented link detached property is situated in one of Ramsbottom's most sought after residential areas and benefits from having UPVC windows throughout, gas central heating and spacious living accommodation comprising entrance hall, lounge with multi fuel log burner, light and airy open plan kitchen diner & family room with integrated appliances and French doors to rear garden, utility room, downstairs WC and a double bedroom to the ground floor. The first floor accommodation is made up of two further double bedrooms, a study and a stylish bathroom. Externally to the rear there is an enclosed and easy to maintain garden, and to the front a generous garden and driveway providing parking for several cars. A Must See!! Viewing is strongly encouraged to avoid disappointment.

### Entrance Hall

UPVC entrance door opens into the hallway with wood flooring and radiator. Opening to;

### Downstairs WC

Partly tiled with a UPVC window to the front aspect, wood flooring, low flush WC and hand wash basin.

### Lounge

14'2" x 12'11" (4.32m x 3.96m)

With a UPVC window to the front aspect, wood flooring, centre ceiling light, multi fuel log burner with timber mantle and tiled hearth, radiator, TV point, power points and stairs ascending to the first floor.



### Alternative Views



### Open Plan Kitchen/Diner & Family Room

19'3" x 15'11" (5.87m x 4.87m)

A beautifully light and open space with a UPVC window to the rear aspect, two velux windows, ceiling spotlights, wood flooring, two radiators and ample power points. Fitted with a range of wall and base units with solid wood work surfaces, Belfast sink, integrated appliances to include fridge freezer, dishwasher, double oven and induction hob with overhead extractor hood. UPVC French doors open out to the garden.



### Alternative View



### Utility Room

9'4" x 6'2" (2.85m x 1.88m)

With a UPVC window to the rear aspect, power points, fitted with a range of wall and base units with contrasting work surfaces and space for a washer dryer. With a UPVC door opening to the outside.

### Master Bedroom

17'4" x 8'0" (5.29m x 2.45m)

With a UPVC window to the front aspect, ceiling spotlights, radiator, power points and hatch opening to loft storage area.

### First Floor Landing

With a UPVC window to the side aspect and storage cupboard, leading to;

### Bedroom Two

12'11" x 8'6" (3.94m x 2.59m)

With a UPVC window to the front aspect, centre ceiling light, laminate flooring, built in wardrobes, radiator and power points.



### Bedroom Three

10'8" x 8'8" (3.26m x 2.66m)

With a UPVC window to the rear aspect, centre ceiling light, radiator and power points.



### Study

7'9" x 7'1" (2.36m x 2.16m)

With a UPVC window to the front aspect, ceiling spotlights, radiator, power points and access hatch to the loft space.



### Bathroom

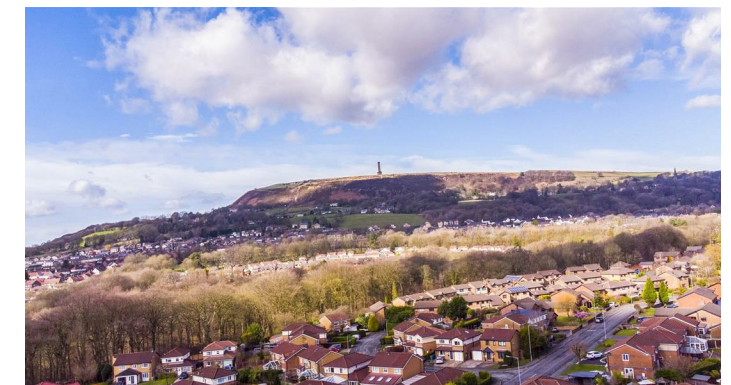
6'8" x 5'4" (2.05m x 1.65m)

Fully tiled with a UPVC window to the rear aspect, centre ceiling light, tiled flooring, chrome towel rail and three piece bathroom suite comprising jacuzzi bath with shower over and screen, low flush WC and hand wash basin with vanity unit and mirror with lighting.



### Rear Garden

An enclosed and low maintenance rear garden, paved with outside store and water supply.



Term : 999 years from 1 July 1987