



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

CHARLES LOUIS

HOMES LIMITED

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



GROSS INTERNAL AREA
TOTAL: 107 m²/1,159 sq ft
FLOOR 1: 59 m²/640 sq ft, FLOOR 2: 48 m²/519 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

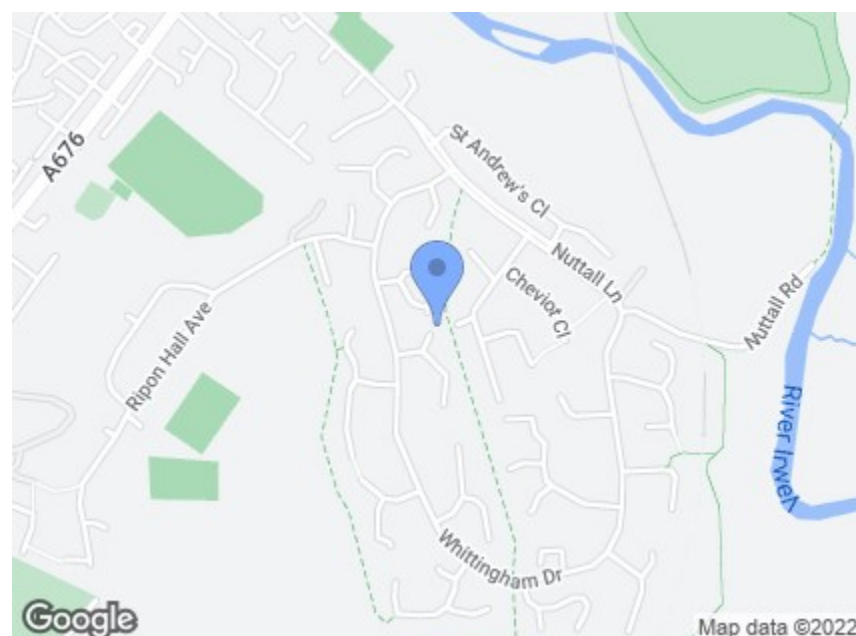


9 Astley Hall Drive Ramsbottom, Bury, BL0 9DF

Offers in excess of £375,000



- Beautifully Positioned Detached Family Home
- Enjoying a Great Deal of Privacy
- Sought After Residential Area of Ramsbottom
- Two Reception Rooms Plus Conservatory
- Four Bedrooms & Family Bathroom
- Wrap Around Gardens to Front, Side & Rear
- Driveway Parking For Four Vehicles
- Early Enquiry Strongly Recommended



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	83		

Energy Efficiency Rating: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20), G (1-20).

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.

9 Astley Hall Drive

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A MUST SEE!!!**WELL PRESENTED EXTENDED FOUR BEDROOM DETACHED PROPERTY**SET IN A DESIRABLE & WELL SOUGHT AFTER CUL-DE-SAC LOCATIONCharles Louis Homes are delighted to present for sale this beautifully positioned, extended detached family home occupying a corner plot in one of the area's most sought after locations. With enclosed wrap around gardens enjoying a great deal of privacy, this property is sure to attract interest and must be viewed to be appreciated.

Situated at the front of the property, the lounge opens into a charming conservatory which overlooks and opens onto the decking area, whilst the rear accommodation provides an open aspect living space comprising kitchen, snug and dining room with French doors opening out to the private rear garden. To the first floor you will find two double bedrooms and family bathroom, and an inner hallway opening into two further bedrooms, both providing beautiful hill top views. In addition to the quirky, continental style garden to the front, parking is available for up to four vehicles. Early enquiry is strongly encouraged. Call now!

Entrance

With a Composite front door opening into the entrance vestibule, opening onward into the lounge.

Lounge

15'5" x 11'7" (4.70m x 3.54m)
With a front facing UPVC window, coving, feature wall fire, radiator, TV point, power points and feature staircase with wrought iron balustrade ascending to the first floor.



Conservatory

11'1" x 9'10" (3.38m x 3.01m)
Situated at the side of the property, with wall heater and power points.



Dining Room

9'2" x 7'4" (2.80m x 2.25m)
With power points and UPVC French doors opening to the rear garden.



Snug

7'10" x 7'10" (2.40m x 2.40m)
With laminate wood effect flooring, radiator, under stairs cupboard and power points, opening to the Dining Area and the Kitchen.

Kitchen

18'11" x 7'3" (5.79m x 2.23m)
With tiled flooring, a range of wall and base units with contrasting work surfaces and inset sink and drainer unit, built in electric oven and hob with extractor hood, built in microwave, space for a fridge freezer, plumbing for a washing machine and for a dishwasher, and rear UPVC door, with windows either side, opening out to the garden.



First Floor Landing

With a side facing UPVC window, radiator, power points and access hatch to the loft space.

Master Bedroom

10'7" x 8'7" (3.24m x 2.64m)
With a front facing UPVC window, fitted wardrobes and built in drawers, radiator, TV point and power points.



Bedroom Two

10'9" x 8'7" (3.30m x 2.64m)
With a side facing UPVC window, radiator and power points.

Inner Landing

With spotlighting, leading to Bedrooms Three & Four.

Bedroom Three

9'10" x 7'7" (3.02m x 2.33m)
With a rear facing UPVC window providing beautiful far reaching views, radiator and power points.



Bedroom Four

7'3" min x 7'1" (2.21m min x 2.16m)
L shaped bedroom with a rear facing UPVC window providing beautiful far reaching views, radiator, power points and a generous recess ideal for wardrobes.



Bathroom

8'0" x 6'2" (2.45m x 1.90m)
Fully tiled with a front facing UPVC opaque window, tiled flooring, heated towel rail, extractor fan, airing cupboard and three piece bathroom suite comprising panel enclosed bath with electric shower over and screen, low flush WC and hand wash basin with vanity unit.



Rear Garden

An enclosed and private garden with plant and shrub borders, featuring areas of lawn, gravel, with external lighting and storage shed.



Front and side

Front and side gardens wrap around the conservatory enclosed by fencing and offering a great deal of privacy to enjoy alfresco dining on the decked area, surrounded by a variety of plants, shrubs and trees. With external power supply at the head of the driveway which provides parking for up to four vehicles.

