



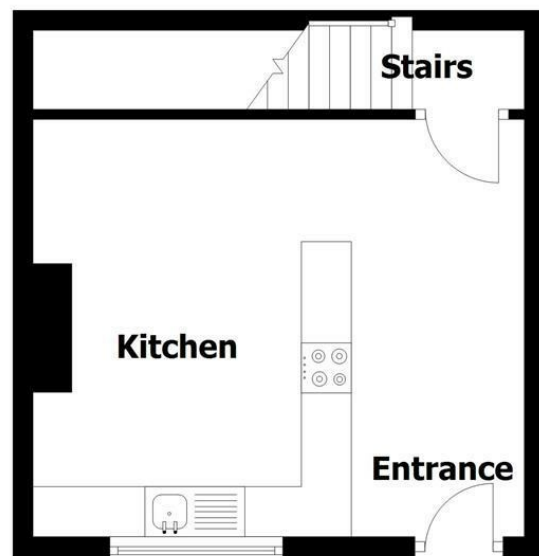
Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS

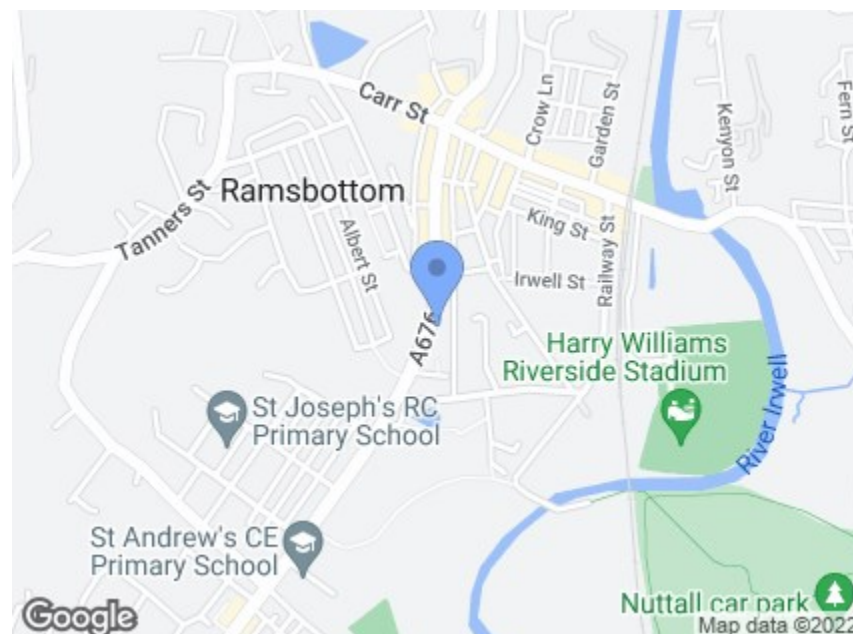
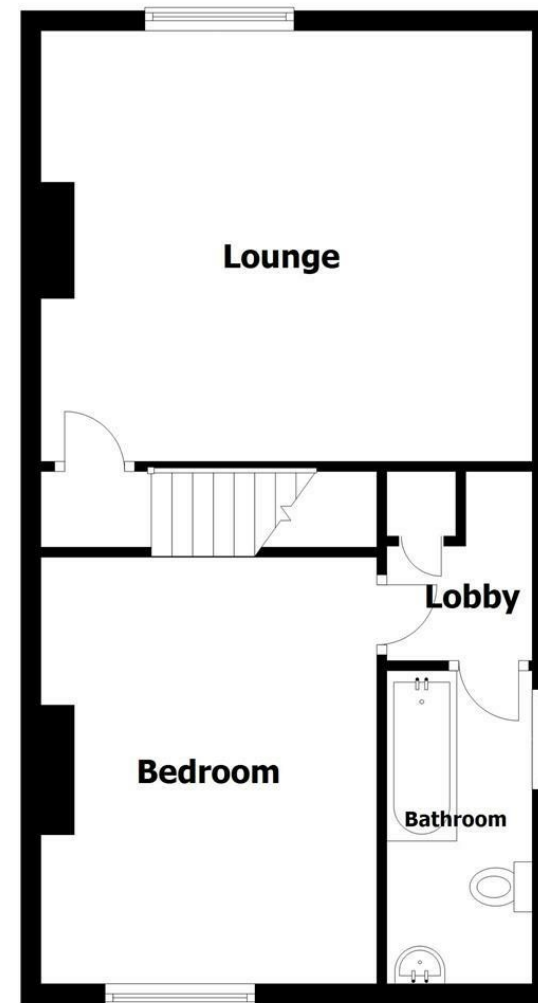
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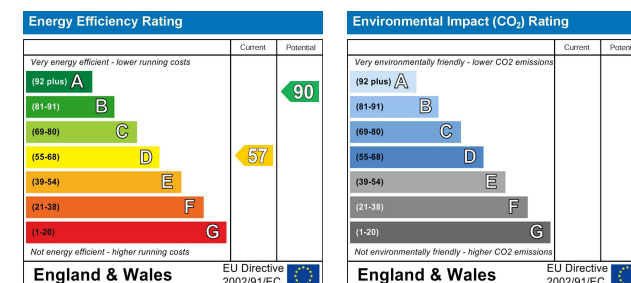
Ground Floor



First Floor



Directions



79 Bolton Street
Ramsbottom, Bury, BL0 9HY

Offers in excess of £280,000



- Substantial & Superbly Positioned
- Stunning Panoramic Views From the Rear
- Currently Laid Out As Two Apartments
- Off Street Parking For Several Vehicles
- In The Heart Of Ramsbottom's Town Centre
- Accommodation Over Three Storeys
- Ripe for Conversion Back To a Family Home
- Early Enquiry Strongly Encouraged

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.

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79 Bolton Street

Ramsbottom, Bury, BL0 9HY

A substantial and beautifully positioned property situated in the heart of Ramsbottom currently laid out as two self contained apartments held under one freehold title. Prime for conversion back to a 3 or 4 bed family home, the property lays out its accommodation over three floors, offering stunning views over Ramsbottom from the rear and having off street parking for several vehicles.

Comprising Apartment One with private entrance at ground level on Bolton Street; with a spacious dining kitchen and stairs ascending to the rear facing lounge with panoramic views, double bedroom and lobby leading to the bathroom, and Apartment Two with private entrance at the lower ground level on Lodge Street; with lounge offering an equally impressive view, kitchen and bathroom, and stairs ascending to a generous double bedroom.

Early enquiry is strongly encouraged to encourage disappointment, Call today to arrange an appointment to view.

Front - 79 Bolton Street

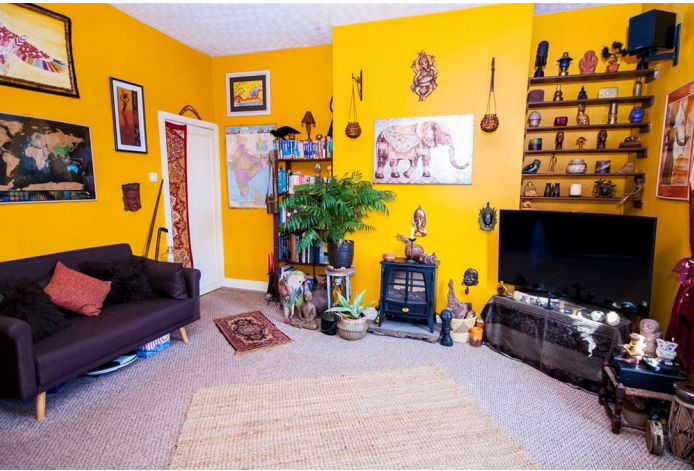
Dining Kitchen

15'9 x 14' (4.80m x 4.27m)
Front UPVC entrance door opens into the kitchen with a front facing UPVC window, laminate wood effect flooring, radiator, power points, range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven, gas hob, plumbing for washing machine and space for a fridge/freezer. Stairs ascending to the first floor accommodation.



Lounge

16'2 x 14'2 (4.93m x 4.32m)
With a rear facing UPVC window, radiator, TV point and power points.



Bedroom

14' x 11' (4.27m x 3.35m)
With a front facing UPVC window, radiator and power points.



Lobby

With storage cupboard and loft access.

Bathroom

10'7 x 4'9 (3.23m x 1.45m)
Partly tiled with a side facing opaque UPVC window, radiator, three piece bathroom suite comprising, panel enclosed bath with shower over, low flush WC and hand wash basin.



View From Lounge



Rear - 24 Lodge Street



Lounge

14'5 x 14'1 (4.39m x 4.29m)
UPVC entrance door opens into the lounge with a rear facing window providing a beautiful view and hills, radiator, TV point, cupboard housing boiler, power points and a door opening to near the hallway.



Kitchen

13'7 x 7'8 (4.14m x 2.13m, 2.44m)
With a radiator, power points, range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven, gas hob with extractor fan and laminate flooring in the kitchen area.



Inner Hall

With stairs ascending to the bedroom.

Bedroom

16'1 x 14' (4.90m x 4.27m)
With a rear facing UPVC window



Bathroom

10'2 x 7'1 (3.10m x 2.16m)
Partly tiled with laminate wood effect flooring, radiator, extractor fan and three piece bathroom suite comprising panel enclosed bath with shower over, low flush WC and hand wash basin with pedestal.

Rear External

To the rear of the property there is a paved patio area with steps descending to a large area of gravelled providing parking for several vehicles.