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CHARLES LOUIS
HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 142 m²/1,533 sq ft
FLOOR 1: 69 m²/744 sq ft, FLOOR 2: 48 m²/519 sq ft
FLOOR 3: 25 m²/270 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



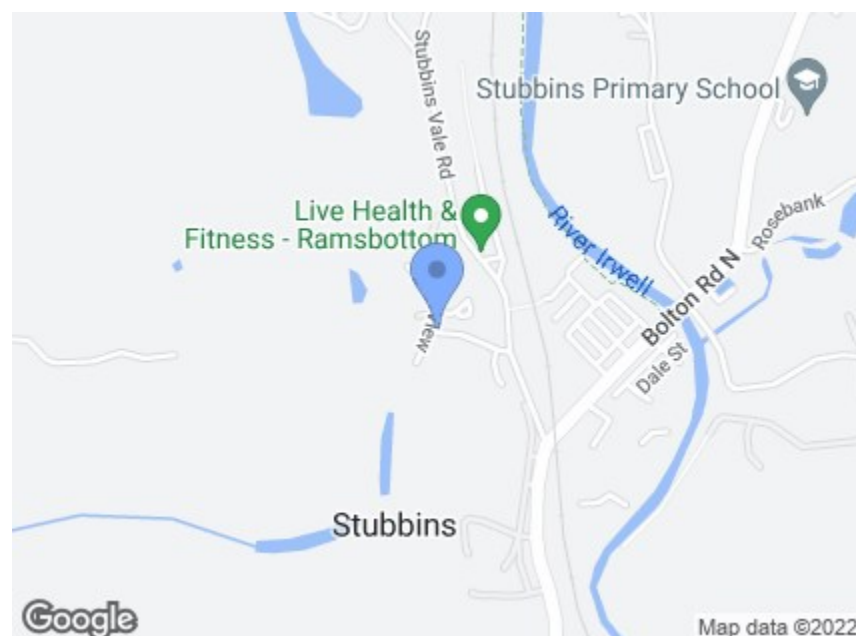
58 Stubbins Street
Ramsbottom, Bury, BL0 0NL

Price guide £349,500



- Beautiful Grade Two Listed Semi Detached, Sold With No Chain
- Offered Chain Free & Stamp Duty Paid
- Two Reception Rooms & Modern Fitted Kitchen
- Family Bathroom Plus Ground Floor WC

- Period Features Throughout, With Countryside Views
- Recently Refurbished, Set in a Quiet Location
- Three Double Bedrooms, Set Over Three Levels
- Garden To Front & Yard To Rear



Directions

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		(91-91) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
81	57		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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.

58 Stubbins Street

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A MUST SEE!!!**STAMP DUTY PAID, ALSO LEGAL FEE'S UP TO £1,500 FOR FIRST TIME BUYERS ONLY**STAMP DUTY PAID FOR EXISTING HOMEOWNERS
SOLD WITH NO CHAIN**IMMACULATE GRADE TWO LISTED SEMI DETACHED**THREE DOUBLE BEDROOMS, SET OVER THREE FLOORS**RECENTLY RENOVATED THROUGHOUTCharles Louis Homes are pleased to bring to the market this Immaculate and stunning three bedroom semi-detached house, situated within walking distance to Ramsbottom town centre and with stunning country walks at your door step. The property has recently been renovated to a high standard. The property in brief comprises of spacious entrance hallway leading off to reception room one, access to the first floor, reception room two, large modern fitted kitchen with integral appliances, downstairs wc and access to the rear yard. To the first floor is a modern fitted family bathroom, two double bedrooms and access to second floor. To the second floor you will find the third bedroom. Externally the property offers an attractive paved front garden with plants and shrubs, an idyllic setting for those summer evenings in the sun. A Must See to appreciate charm and size of the property
Offered with no onward chain, with stamp duty paid as well as £1,500 for first time buyers and stamp duty paid for homeowners, this is a must see property. Call today to arrange your viewing!

Entrance Hallway

Original wood door to side elevation with feature stain glass window, period coving, gas central heating radiator, wooden laminate flooring, central ceiling light x 2, leading off to downstairs accommodation and first floor.

Lounge

13'1 x 16'8 (3.99m x 5.08m)

Upvc double glazed window to front elevation, steps leading down to lounge, fitted with a multi fuel burner feature surround with slate hearth, exposed stone wall, coving, dado rail, centre ceiling light, laminate wooden flooring, modern fitted gas central heating radiator, under stairs storage.



Alternative View



Reception Room Two

13 x 13'6 (3.96m x 4.11m)

Upvc double glazed window to rear and side elevation, tiled hearth, coving, dado rail, centre ceiling light, laminate wooden flooring, gas central heating radiator, door leading into kitchen.



Kitchen

16'6" x 8'5" (5.05 x 2.57)

Upvc double glazed window to side and rear elevation, fitted with a wide range of wall and base units, post form laminate worktop in a wood effect, inset sink with mixer tap, integrated oven, grill and 4 ring hob with chimney style extractor fan above, integrated dishwasher, plumbed for washer, space for a dryer, and wine chiller, inset spotlights, ceramic style flooring, access to downstairs wc and door leading to rear yard.



Downstairs WC

9'4 x 3'9 (2.84m x 1.14m)

uPVC double glazed windows to front and side elevation fitted with a two piece suite comprising of modern fitted low level wc and hand wash basin, fully tiled walls, tiled floor, inset spots and chrome heated towel rail.

First Floor

Leading off to Bedroom one, two and family bathroom, exposed stone wall with stairs leading to Bedroom three, uPVC double glazed window to side elevation.

Bedroom One

13'6 x 13'2 (4.11m x 4.01m)

uPVC double glazed window to front elevation with views over woodland, centre ceiling light, gas central heating radiator, coving.



Bedroom Two

11'8 x 13'4 (3.56m x 4.06m)

uPVC double glazed window to rear elevation with views over countryside, centre ceiling light, gas central heating radiator, coving.



Family Bathroom

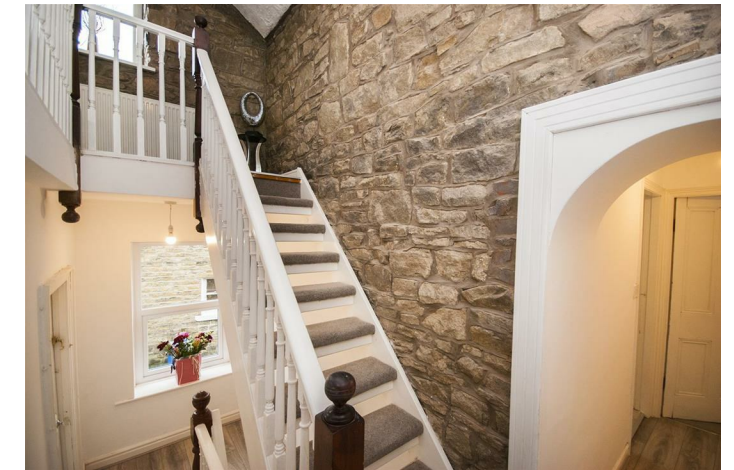
5'11 x 10'9 (1.80m x 3.28m)

uPVC double glazed frosted window to side elevation, fitted with a four piece suite comprising of modern fitted low level wc, hand wash basin, bath and walk in shower, inset spots with fully tiled walls, tiled floor and chrome heated towel rail



Second Floor

Leading off to Bedroom three with exposed stone wall and original wooden Bannister and staircase, uPVC window to side elevation.



Bedroom Three

11'6 x 13'4 (3.51m x 4.06m)

uPVC double glazed window to front elevation with views over woodland, centre ceiling light, gas central heating radiator, coving.



Rear Garden

Private Yard to rear with stone wall and gate access to back of property leading onto countryside walks

Front External

A beautiful place to sit out and enjoy the sights and sounds of the birds and wildlife with flagged front seating area set behind dwarf wall with plants and bushes, pathway leading to front entrance at side of the property

