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CHARLES LOUIS
HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 71 m²/760 sq ft
FLOOR 1: 35 m²/375 sq ft, FLOOR 2: 36 m²/385 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



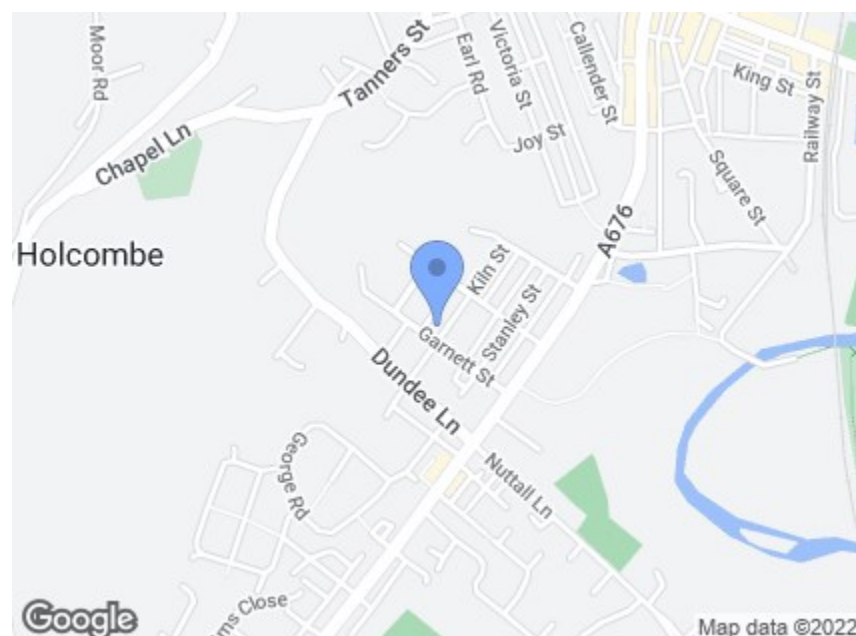
59 Queen Street
Ramsbottom, Bury, BL0 9JJ

Offers over £190,000



- Well Presented, Two Bedroom, Mid Stone Terrace Cottage
- Modern Fitted Kitchen/Diner With Integral Appliances
- Modern Fitted Three Piece Bathroom
- Well Sought After Location, Close to Ramsbottom Town Centre

- Lovely Views Overlooking The Bowling Green & Yard To Rear
- Finished To A High Standard Throughout
- Gas Central Heating & Double Glazing Throughout
- A Must See!!! To Appreciate Size, Charm & Location



Directions

From the Ramsbottom office, at the lights turn right on to Bolton Street A676. Continue following the road up and take a right turn onto Garnett street just before the main set of lights and then turn right onto queens street. You will find the property situated on the left hand side with a Charles Louis for sale board outside.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
89	89	A	A
68	89	B	A
	89	C	A
	89	D	A
	89	E	A
	89	F	A
	89	G	A

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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****WELL PRESENTED, MID STONE COTTAGE**TWO DOUBLE BEDROOMS**VIEWS OVERLOOKING BOWLING GREEN** A MUST SEE!!! TO APPRECIATE CHARM & CHARACTER**** Charles Louis Homes are pleased to bring to the market this two double bedroom mid stone cottage, situated in close proximity to Ramsbottom town centre. The property is immaculate and well presented and benefits from gas central heating and double glazing throughout. The property benefits from fantastic views overlooking the bowling green and has character and charm. The property in brief comprises of porch, living room and kitchen/ diner with door leading into the rear yard. To the first floor there are two double bedrooms and a modern fitted bathroom. To the rear of the property is a low maintenance flagged yard. Viewing is essential to appreciate the charm and character. A Must See!!! to appreciate charm, size and location of property.

Entrance Vestibule

uPVC door to front elevation, tiled floor covered by a matt flooring, centre ceiling light, leading off to downstairs accommodation.

Living Room

12'9 x 15'2 (3.89m x 4.62m)

uPVC double glazed window to front elevation, inset spots, gas central heating radiator, leading off to kitchen/diner and stairs to first floor.



Kitchen/Dining Area

10'1 x 15'1 (3.07m x 4.60m)

A modern style kitchen fitted with a range of wall and base units, inset one and half sink with mixer tap, splash back tiles and complimentary work surfaces, inset spots, featuring a four ring ceramic hob and built in oven with modern fitted extractor above, space for washing machine, space for fridge freezer, vinyl flooring, uPVC double glazed window to rear elevation, overlooking private courtyard and access to garden.



Landing

Giving access to two double bedrooms and bathroom, centre ceiling light and loft access.

Bedroom One

12'9 x 15'2 (3.89m x 4.62m)

uPVC double glazed window to front elevation, gas central heating radiator, centre ceiling light.



Bedroom Two

10'5 x 9'6 (3.18m x 2.90m)

uPVC double glazed window to rear elevation with viewing overlooking bowling green, gas central heating radiator, centre ceiling light.



Views Overlooking Bowling Green



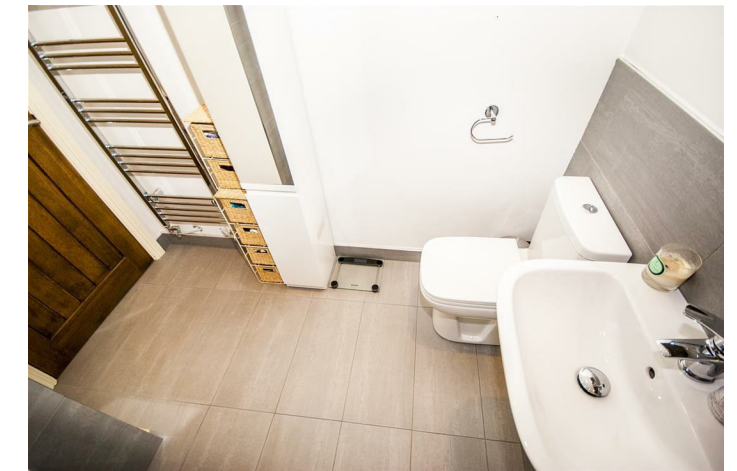
Bathroom

4'7 x 5'1 (1.40m x 1.55m)

Fitted with a three piece bathroom suite, comprising bath with shower above and glass screen, wall mounted hand wash basin, low level wc. tiled flooring and part tiled walls, inset spots and chrome heated towel rail.



Alternative View



Rear Courtyard

To the rear of the property is an enclosed and generously sized flagged courtyard, offering a great deal of privacy, outside storage house with steps leading down to the secure rear entrance gate.



Front External

Set behind a dwarf wall with block paving and pathway to front door with external wall light.