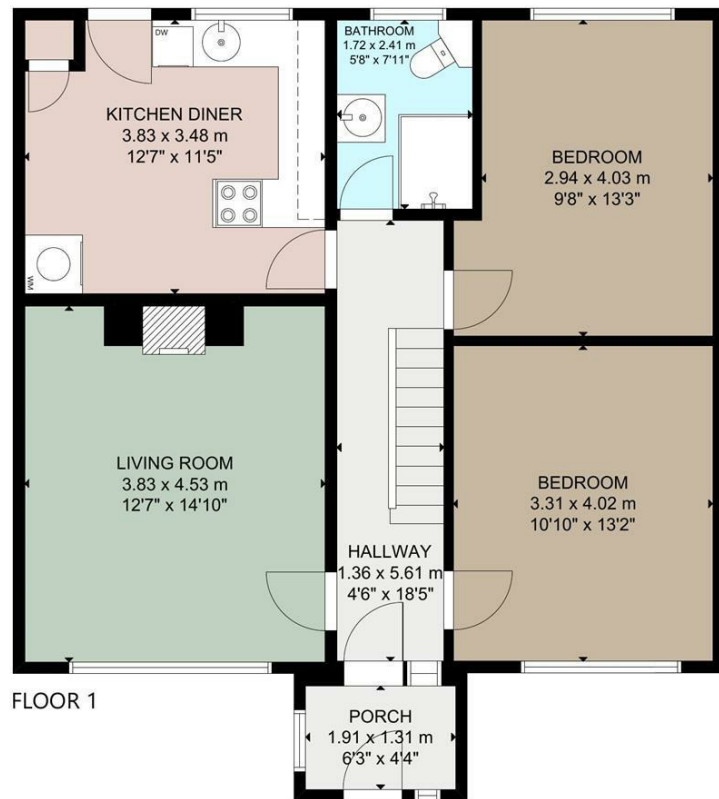




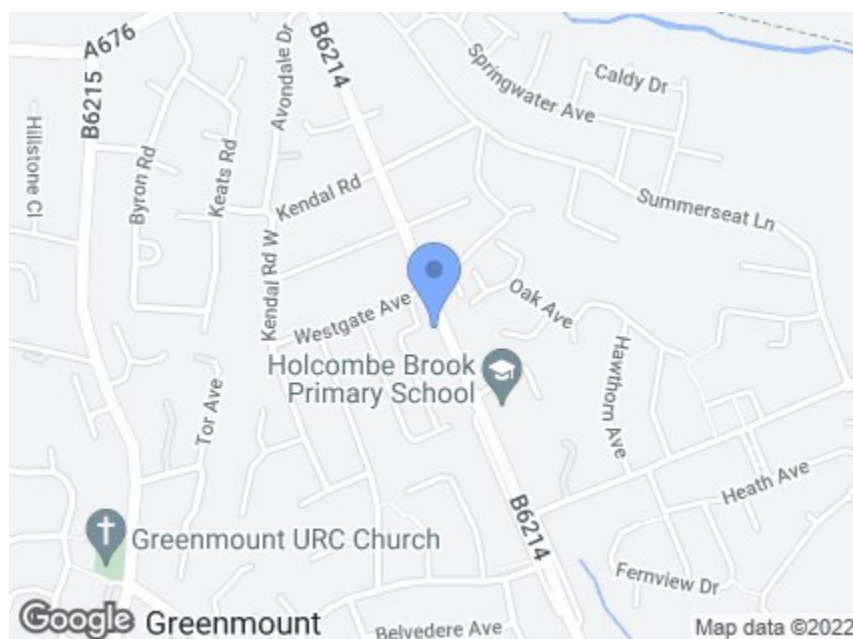
Charles Louis Homes Ltd
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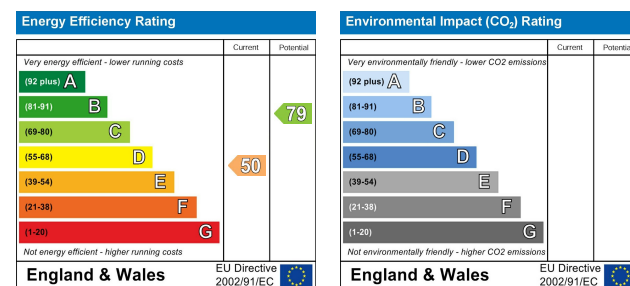


GROSS INTERNAL AREA
TOTAL: 107 m²/1,146 sq ft
FLOOR 1: 72 m²/772 sq ft, FLOOR 2: 35 m²/374 sq ft
EXCLUDED AREA: PORCH: 3 m²/27 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Directions

From Charles Louis Head Office in Ramsbottom, turn onto Bolton street and continue onto Bolton Street West and head towards Holcombe Brook. At the traffic lights, turn left onto Longsight Road and you will find the property on the right hand side with a For Sale Board outside.



56 Longsight Road, Holcombe Brook
Ramsbottom, Bury, BL0 9SZ

Price £299,950



- Extended Semi Detached Property
- Shower Room Plus Family Bathroom
- Views & Walking Distance To Holcombe Hill & Country Parks
- Located In A Highly Sought After Location.
- Three Double Bedrooms
- Open Plan Kitchen/Dining Area
- Garden To Rear, Garage & Ample Driveway Parking
- A Must See!!! Viewing Essential To Appreciate Charm & Location

56 Longsight Road, Holcombe Brook

Ramsbottom, Bury, BL0 9SZ

****A MUST SEE!!!**AN EXTENDED & DECEPTIVELY SPACIOUS SEMI DETACHED PROPERTY IN A MUCH SOUGHT AFTER RESIDENTIAL AREA** THREE DOUBLE BEDROOMS & TWO BATHROOMS** GENEROUS GARDEN & AMPLE PARKING** Charles Louis Homes are delighted to offer for sale this generously proportioned family home set in one of the area's most popular locations close to all local amenities. Comprising in brief entrance porch, hallway, lounge, dining kitchen, two double bedrooms and shower room to the ground floor, with the master bedroom and family bathroom occupying the first floor. The property benefits from having well maintained and sizeable gardens to front and rear, and driveway parking for three/four vehicles. Viewing is strongly recommended, A Must See to appreciate size & location of property.**

Porch

Opening through a hardwood door into the porch with a UPVC double glazed window, and power points. Opening to;

Hallway

With a gas central heating radiator, network and telephone connection points, storage cupboard housing the electric meter, and stairs ascending to the first floor.

Lounge

15' x 12'5 (4.57m x 3.78m)

With a UPVC double glazed window to the front aspect, coving, laminate wood effect flooring, feature fireplace with inset catalytic gas fire, gas central heating radiator, TV point, network and satellite dish connection points, and power points.



Dining Kitchen

12'5 x 11'5 (3.78m x 3.48m)

With a UPVC double glazed window to the rear aspect, laminate wood effect flooring, gas central heating radiator, TV point and network connection point, ample power points, fitted with a range of wall and base units with contrasting worksurfaces, sink and drainer unit, electric oven and electric four ring hob, integrated appliances to include dish washer, fridge and freezer, and plumbing for a washing machine. Glass panelled door opens out to the garden.



Bedroom Two

13' x 10' (3.96m x 3.05m)

With a UPVC double glazed window to the rear aspect, coving, gas central heating radiator, TV point, telephone point, network termination panel and power points.



Bedroom Three

13' x 11' (3.96m x 3.35m)

UPVC double glazed window to the front aspect, coving, fitted wardrobes, gas central heating radiator, TV and network connection points, and power points.



Shower Room

8' x 6' (2.44m x 1.83m)

Partly tiled with a UPVC double glazed window to the rear aspect, dark stone effect laminate flooring, chrome towel rail, extractor fan, walk-in shower unit, low flush WC, hand wash basin with vanity unit and linen cupboard housing the combi boiler.



First Floor Landing

With storage cupboard.

Master Bedroom

14'5 x 11' (4.39m x 3.35m)

With a UPVC double glazed window to the side aspect, built-in wardrobes, gas central heating radiator, TV point, telephone and network connection points, and power points.



Bathroom

14' x 10' (4.27m x 3.05m)

Partly tiled with two Velux window, laminate wood effect flooring, chrome towel rail, storage cupboards, walk in shower unit and a three piece suite in white comprising enclosed bath with mixer taps and shower attachment, low flush WC and hand wash basin with vanity unit and mirror with lighting.



Rear Garden

A generous garden to the rear which is mainly lawned with plant and shrub borders, a patio area and timber shed.



Garage

With an up and over door, power and lighting, window and rear entrance door.

Front

A sizeable driveway providing ample parking, and path leading to the front entrance door.

