

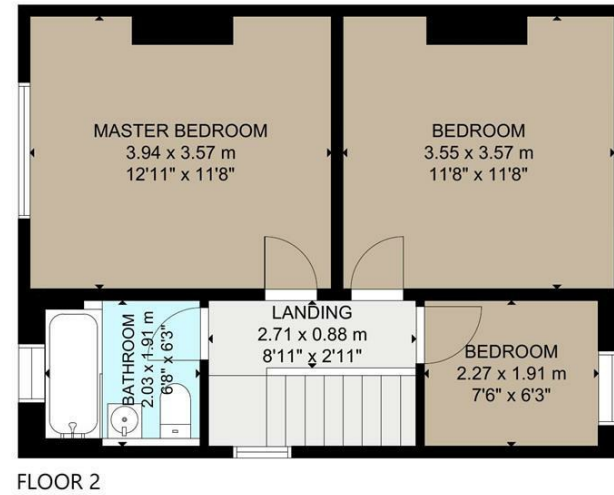
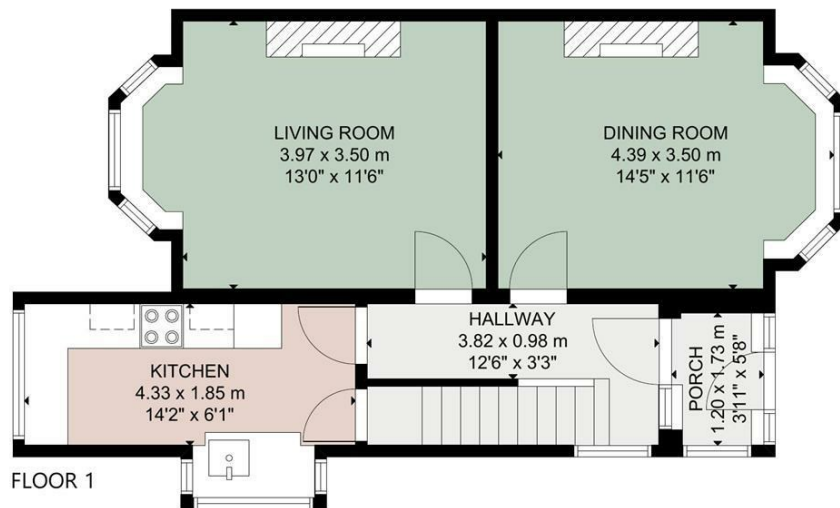


Charles Louis Homes Ltd  
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Bury  
BL0 9HX

CHARLES LOUIS

HOMES LIMITED

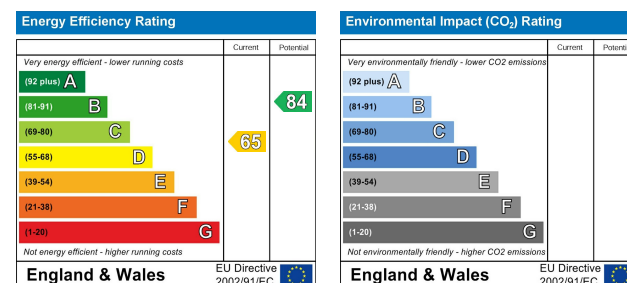
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GROSS INTERNAL AREA  
TOTAL: 93 m<sup>2</sup>/999 sq ft  
FLOOR 1: 51 m<sup>2</sup>/545 sq ft, FLOOR 2: 42 m<sup>2</sup>/454 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Directions



213 Dundee Lane  
Ramsbottom, Bury, BL0 9HF

Offers over £270,000



- Well Presented Bay Fronted Semi Detached Property
- Recently Renovated Throughout, With Stunning Views
- Two Reception Rooms With Modern Fitted Kitchen
- Well Sought After Location, Close To Ramsbottom Town Centre
- Three Bedrooms, Retaining Period Features
- Sold With No Chain
- Private Gardens To Front & Rear
- A Must See!!! To Appreciate Charm, Size & Location

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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# 213 Dundee Lane

## Ramsbottom, Bury, BL0 9HF

\*\*\*A MUST SEE!!!\*\*SOLD WITH NO CHAIN\*\*THREE BEDROOM BAY FRONTED PERIOD SEMI DETACHED\*\*LOCATED IN A DESIRABLE AREA\*\*\* Charles Louis Homes are pleased to bring to the market this recently renovated, charming and well presented three bedroom bay fronted period semi-detached house, within close walking distance to Ramsbottom town centre. The property briefly comprises of a characterful entrance hall leading to reception one and two with French doors, leading to the rear garden. The property also benefits from a newly modern fitted kitchen. The first floors leads off to three bedrooms and family bathroom with a 3-piece suite. There are gardens to front and rear and is a perfect family home in a superb semi-rural location. A Must See!!! To appreciate charm, size and location of property.

### Entrance Porch & Hallway

Front door leading to entrance hallway, double glazed window to side elevation with stained glass window adding period character to property, parquet flooring, original paneled staircase, gas central heating radiator, centre ceiling light.



### Reception Room One

14'6 x 11'6 (4.42m x 3.51m)  
Double glazed bay window to the front elevation with panoramic views, fitted with feature fire and surround, parquet flooring, centre ceiling light and gas central heating radiator.



### Reception Room Two

13'0 x 11'6 (3.96m x 3.51m)  
Double glazed french doors leading to rear garden, parquet flooring and a wood stove set in a stunning feature fireplace, gas central heating radiator and centre ceiling light.



### Kitchen

14'2" x 6'1 (4.32m x 1.85m)  
Double glazed bay window to side elevation and double glazed windows to the rear elevation overlooking garden, fitted with a range of new wall and base units, single drainer stainless steel sink unit with mixer tap with laminate modern worktops, splash back tiles, integrated oven and four ring induction hob with extractor above, integrated fridge freezer, tiled flooring, space for washing machine, centre ceiling light.



### Alternative View



### Landing

Double glazed stained glass window to the side elevation, leading off to Bedrooms one, two, three and family bathroom, gas central heating radiator, centre ceiling light.

### Master Bedroom

12'11 x 11'8 (3.94m x 3.56m)  
Double glazed window to rear elevation, centre ceiling light, gas central heating radiator.



### Bedroom Two

11'8 x 11'8 (3.56m x 3.56m)  
Double glazed window to front elevation with panoramic views, gas central heating, centre ceiling light.



### Bedroom Three

7'6 x 6'3 (2.29m x 1.91m)  
Double glazed window to the front elevation, gas central heating, centre ceiling light



### Bathroom

6'8 x 6'3 (2.03m x 1.91m)  
Double glazed frosted window to rear elevation, fitted with a three piece suite in white comprising of bath with shower and glass screen, wash hand basin, low level WC, part tiled walls, centre ceiling light.



### Rear Garden & Front External

To the rear of the of the property is a private garden, enclosed with wooden fencing and mature trees and shrubs. To the front are steps leading up to front door with gravelled area.

