



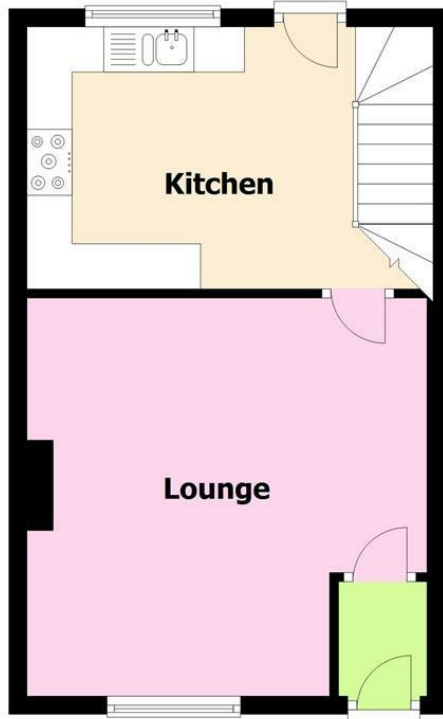
Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS

HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk

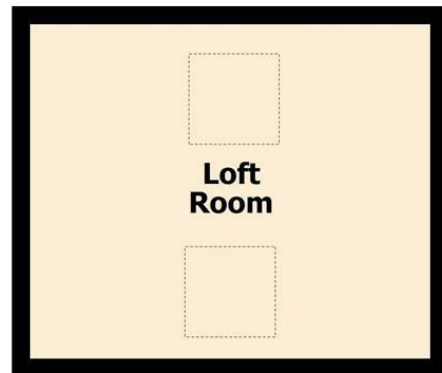
Ground Floor



First Floor



Second Floor



Directions

From the Ramsbottom office, at the lights turn right on to Bolton Street A676. Continue following the road up and take a left turn onto Cross street (use postcode BL0 9DZ for Sat Nav) and then right onto Square street. You will find the property situated on the right hand side accessed via a charming pathway (Scotland Place).

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
89	71		

16a Scotland Place
Ramsbottom, Bury, BL0 9BD

Offers over £230,000



- Well Presented, Mid Stone Cottage
- For Sale With No Onward Chain
- Retaining Some Original Features Throughout
- Well Sought After Location, In The Heart Of Ramsbottom Town Centre
- Two Double Bedrooms & Loft Room
- Modern Fitted Kitchen/Diner
- Private Garden To Front & Off Road Parking For Two Vehicles
- A Must See!!! To Appreciate Size, Charm & 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

16a Scotland Place

Ramsbottom, Bury, BL0 9BD

FOR SALE WITH NO ONWARD CHAIN**WELL PRESENTED, MID STONE COTTAGE**TWO DOUBLE BEDROOMS**LOCATED IN THE HEART OF RAMSBOTTOM** 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 the heart of Ramsbottom town centre. The property is well presented and benefits from gas central heating and double glazing with charm and character throughout. The property in brief comprises of porch/cloakroom, living room and kitchen/ diner with door leading into the rear yard. To the first floor there are two double bedrooms, bathroom and pull down ladders to loft room. To the rear of the property is a low maintenance flagged yard which can also be used for the parking of two family sized vehicles. To the front is a lawned garden and pathway to front entrance, with private access. Within walking distance of the historic and vibrant Ramsbottom town centre. Within short walking distance of Nuttall park and the surrounding countryside. Also present is a cellar (not currently accessed), burglar alarm and CCTV. A must see to appreciate the charm, character, size and location of this property.

Lounge

14'9 x 14'7 (4.50m x 4.45m)

With a front facing double glazed window with views overlooking the garden, original ceiling beams, with original wood flooring, feature fireplace with a multi fuel burner set in a brick surround, gas central heating radiator, centre ceiling light, storage cupboard, TV point and power points.



Alternative View



Kitchen/Diner

13'5 x 9'6 (4.09m x 2.90m)

With a rear facing double glazed window, fitted with a range of wall and base units with solid oak wood work surfaces and inset ceramic 1.5 sink and drainer with mixer taps, downlighting, splash back tiles, space for a fridge freezer and range cooker with seven ring hob and extractor hood, glass splash back, space for washing machine, original ceiling beams, centre ceiling light, natural slate tiled flooring and ample power points, Under stairs storage and gas central heating radiator also present. Wooden staircase ascending to the first floor landing, and stable door opening out to the rear.



Landing

Leading to bedrooms one and two plus bathroom, and giving access to the loft room via a pull down ladder.

Bedroom One

14'6 x 9'7 (4.42m x 2.92m)

With a front facing double glazed window, centre ceiling light, gas central heating radiator and power points.



Bedroom Two

14'5 x 9'8 (4.39m x 2.95m)

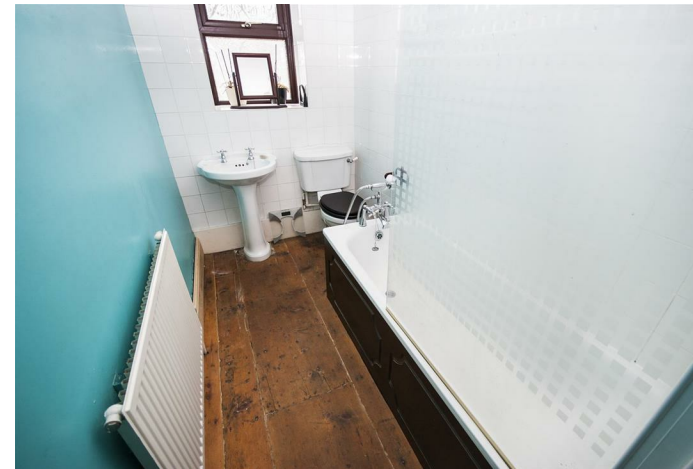
With a rear facing double glazed window, centre ceiling light, gas central heating radiator and power points. Housing the gas central heating combi-boiler.



Bathroom

11'1 x 4'8 (3.38m x 1.42m)

With a front facing double glazed frosted window, fitted with a three piece bathroom suite, comprising of panel enclosed bath, low flush WC and hand wash basin with pedestal, original wood flooring, part tiled walls, gas central heating radiator, airing cupboard and shower working from combi-boiler.



Loft Room

14'9 x 10'1 (4.50m x 3.07m)

With two Velux windows, original ceiling beams, centre ceiling light, feature brick wall, gas central heating radiator, power points and storage into the eaves. Potential to act as a double bedroom if relevant development was undertaken.



Front Garden

Front entrance gate opens into a South facing private garden featuring a lawned area and pathway leading to the front door.



Rear Yard

Gated access opens to a paved parking area with space for two family sized vehicles and potential for installation of charging points for electric vehicles. Outside tap and wheelie bin storage area.