

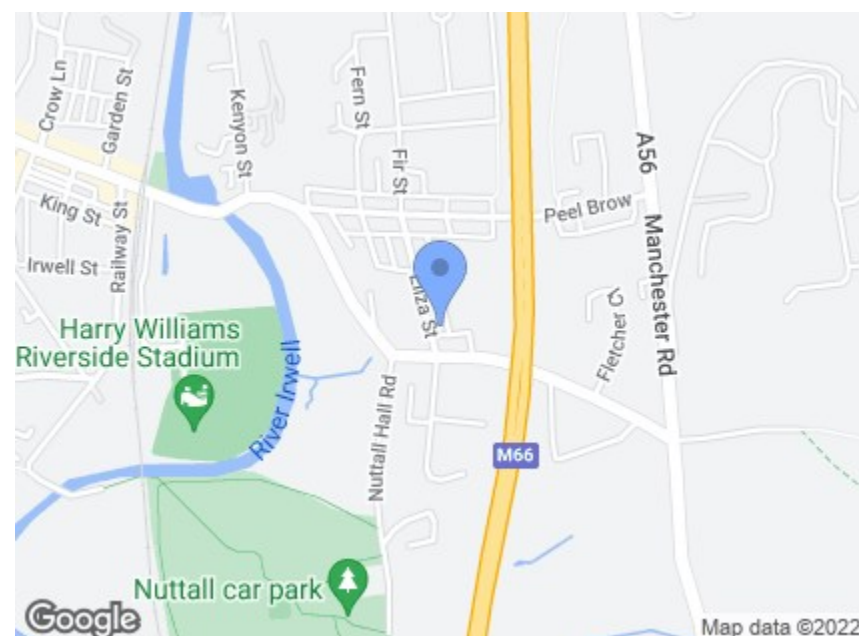


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**CHARLES LOUIS**

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**Directions**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

**49 Eliza Street**  
Ramsbottom, Bury, BL0 0AT

**Offers in excess of £250,000**



- Stone Cottage With Period Features
- Highly Sought After Location
- Walled Courtyard to the Rear
- Offered With No Onward Chain

- Lounge, Dining Room & Four Beds
- Central To Ramsbottom Town Centre
- Available On Street Parking
- Early Enquiries Strongly Encouraged

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.

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# 49 Eliza Street

## Ramsbottom, Bury, BL0 0AT

**\*\*A SPACIOUS & LIGHT STONE COTTAGE SET IN ONE OF THE AREA'S MOST SOUGHT AFTER LOCATIONS CLOSE TO RAMSBOTTOM TOWN CENTRE OFFERED WITH NO ONWARD CHAIN\*\***

Situated within easy walking distance of the town centre and all local amenities including schools, shops, restaurants and transport links, this spacious property benefits from having original period features and wood flooring throughout, whilst enjoying the modern benefits of double glazing and gas central heating. Comprising entrance hall with original tiles, lounge and dining room with an open aspect, fitted kitchen, two double bedrooms and two singles plus bathroom, the property also benefits from having a courtyard to the rear enclosed with a stone wall. Offered with no onward chain, this is one to view at your earliest convenience.

### Hallway

UPVC entrance hall opens into the hallway with original tiled flooring, coving, gas central heating radiator and stairs ascending to the first floor landing.



### Lounge

16'3 x 12'1 (4.95m x 3.68m)  
With a front facing UPVC double glazed bay window, coving and ornate ceiling rose, centre ceiling light, wood flooring, feature fire place, gas central heating radiator, power points and open archway leading to the Dining Room.



### Dining Room

18'1 x 13'6 (5.51m x 4.11m)  
With a rear facing UPVC double glazed window, coving and ornate ceiling rose, centre ceiling light, wood flooring, feature fireplace with a marble hearth, gas central heating radiator, power points and UPVC door opening out to the rear.



### Kitchen

13'1 x 9'3 (3.99m x 2.82m)  
With a rear facing UPVC double glazed window, spot lighting and wood flooring, with ample power points and fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, double oven and five ring gas hob with extractor hood, space for a fridge and freezer and plumbing for a washing machine. UPVC door opens out to the rear.



### Basement

Stairs from the hallway at ground level descend to the front cellar chamber to the front of the property with a front facing window.

### Landing

With a side facing double glazed window, wood flooring and loft hatch giving access with a pull down ladder to the loft space.

### Bedroom One

12'9 x 11'9 (3.89m x 3.58m)  
With a front facing double glazed window, centre ceiling light, wood flooring, original feature fireplace with tiled hearth, gas central heating radiator and power points.



### Bedroom Two

19'8 x 18'3 (5.99m x 5.56m)  
With a rear facing UPVC double glazed window, centre ceiling light, wood flooring, original built in cupboards, gas central heating radiator and power points.



### Bedroom Three

9'8 x 5'7 max (2.95m x 1.70m max)  
With a front facing double glazed window, centre ceiling light, wood flooring, gas central heating radiator and power points.



### Bedroom Four

6'2 x 10'7 max (1.88m x 3.23m max)  
With a rear facing UPVC double glazed window, centre ceiling light, wood flooring, gas central heating radiator and power points.

### Bathroom

10'7 x 7'3 (3.23m x 2.21m)  
With a rear facing UPVC double glazed frosted window, spotlighting, wood flooring, heated towel rail, walk in shower unit and a three piece Victorian style bathroom suite comprising panel enclosed bath with storage cupboard built in, low flush WC and hand wash basin with pedestal.



### Rear Courtyard

With a stone wall surround and side access gate.

