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CHARLES LOUIS

HOMES LIMITED

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Directions

From our office head south on Bolton St, turning right onto Spring St and then left onto Kiln St. Major St will be on the left.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	82		
	29		
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(81-91) A</small> <small>(69-80) B</small> <small>(55-68) C</small> <small>(39-54) D</small> <small>(21-38) E</small> <small>(1-20) F</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> EU Directive 2002/91/EC		<small>England & Wales</small> EU Directive 2002/91/EC	

14 Major Street
Ramsbottom, Bury, BL0 9JH

Offers over £210,000



- Superb Freehold Stone Home in 'Move In' Condition
- Spacious Lounge Opening to Living/Dining Room
- Private rear Garden and Views of Peel Tower
- Close to Popular Local Schools

- Two First Floor Bedrooms Plus a Loft Room
- Highly sort after Location & Walking Distance to Local Village
- Luxury Modern White Bathroom Suite
- Easy commuting access to Motorway networks

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.

14 Major Street

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*****WELL PRESENTED STONE MID TERRACED PROPERTY**TWO BEDROOMS & LOFT ROOM**CLOSE WALKING DISTANCE TO RAMSBOTTOM TOWN CENTRE**LOCATED IN A WELL SOUGHT AFTER LOCATION*****

Enjoy bright, neutral décor throughout this very deceiving house, fully modernised in 2018 (including a new roof) and offers versatile accommodation arranged over three distinctive floors. A spacious lounge flows through to the Living/Dining room with deep under stairs storage. The excellent, thoughtfully planned Kitchen lies to the rear complemented by glass white units and integral appliances of oven/hob/hood, fridge and auto washer. A double glazed side door from the kitchen opens out to the private, enclosed courtyard style garden with recently laid artificial turf.

On the first floor, a landing leads to the generous double front facing Mater Bedroom, a cosy rear single and a luxury white bathroom/WC combined with a dual head, plumbed in shower over the bath.

A door entry staircase then provides access to the Loft room presently used as a bedroom but with unlimited potential for home working or as a hobby room, with central heating and 'Roto' roof window

Lounge

14'2 x 13'7 (4.32m x 4.14m)

UPVC half glazed entrance door with a glazed over light. Television point, front facing window and leading to open plan Living/Dining Room



Living/Dining Room

12'3 x 10'8 (3.73m x 3.25m)

Inset LED ceiling lights, rear facing window, staircase off to the first floor, Oak door to the under stairs



Kitchen

7'3 x 7'9 (2.21m x 2.36m)

Fitted with a range of wall, base and drawer units in a gloss white finish. Complementing limed wood grain effect work surfaces with a single white sink unit beneath the side facing window. Integral 'Hoover' auto washer, fridge and Lamona four ring gas hob with a stainless steel backplate and filter hood above and a separate inbuilt Lamona electric oven/grill. Wall unit housing a gas combination boiler. Inset LED spot lights, upright radiator, fully tiled floor and double glazed panel exterior door to the side.



First Floor Landing

12'3 x 5'6 (3.73m x 1.68m)

LED ceiling spotlights, rear facing window with view, Oak interior doors to bedrooms, bathroom and staircase to loft room

Master Bedroom

14'3 x 13'7 (4.34m x 4.14m)

Front facing window



Bedroom Two

8'6 x 6'4 (2.59m x 1.93m)

Rear facing window with views towards Peel Tower



Bathroom

7'1 x 5'7 (2.16m x 1.70m)

Centrally located with a three piece quality white suite comprising of a wall mounted wash hand basin with a two draw unit beneath. Low level dual flush WC and panel bath with a glazed side screen and plumbed-in, thermostatic controlled shower. Dual heads, overhead 'rainfall' and adjustable body. Chrome heated towel rail/radiator, fully tiled and matching tiled floor. LED ceiling lighting & extractor fan



Loft Room

18'0 x 13'7 (5.49m x 4.14m)

Maximum measurement. Accessed from the landing with excellent potential uses, home office/working, hobby room or as used by the present owners - bedroom accommodation. Central heating radiator, 'Roto' rear roof window with integral blind.

Front Garden

Steps to entrance, pleasant gravel laid and low maintenance garden forecourt.

Courtyard

Fully enclosed rear Courtyard style garden with exposed stone rear boundary wall, brick built external store and artificial turf laid with shrub planted borders

