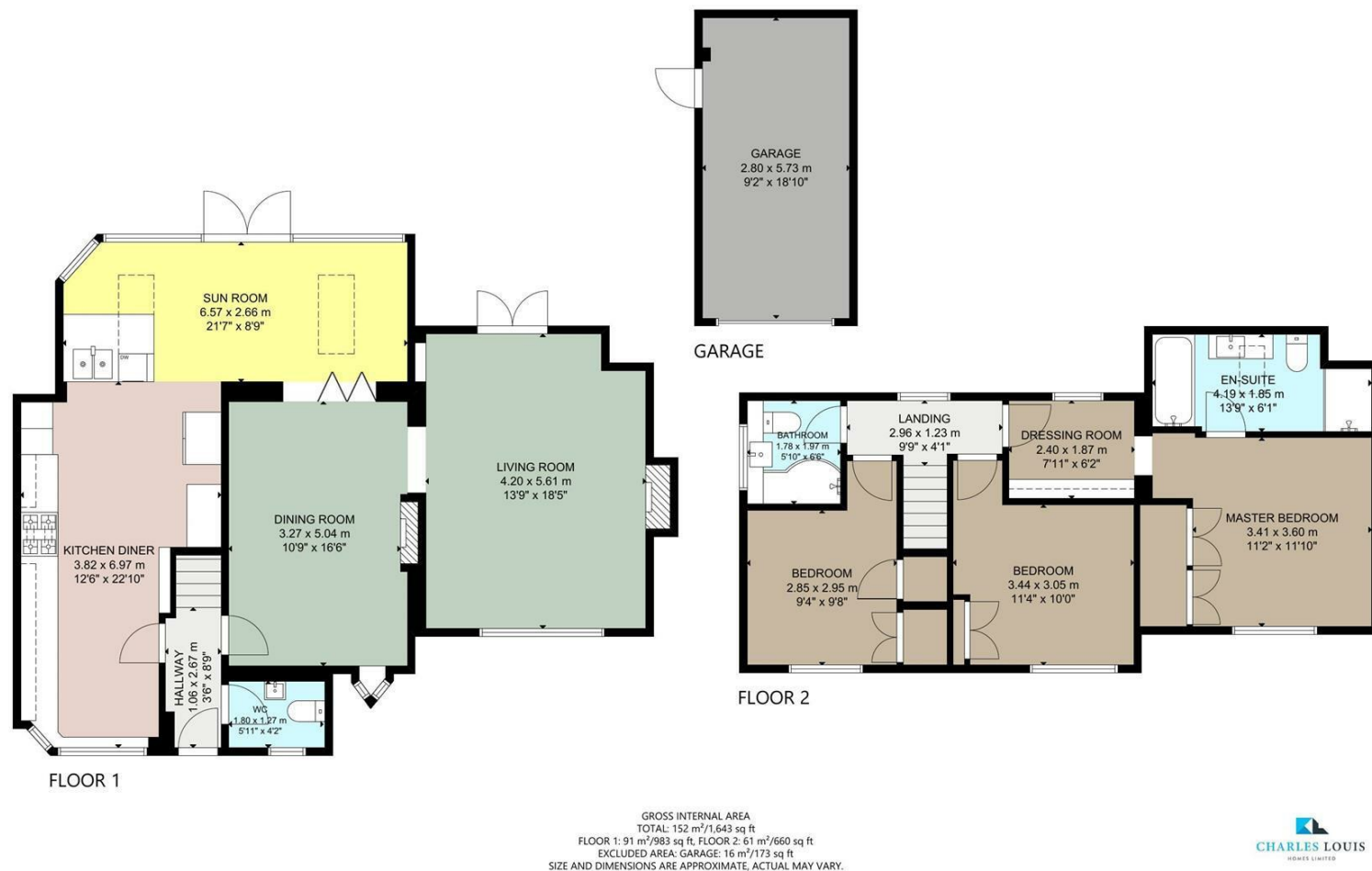




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8 Helmsdale Close

Ramsbottom, Bury, BL0 9YR

Offers over £475,000

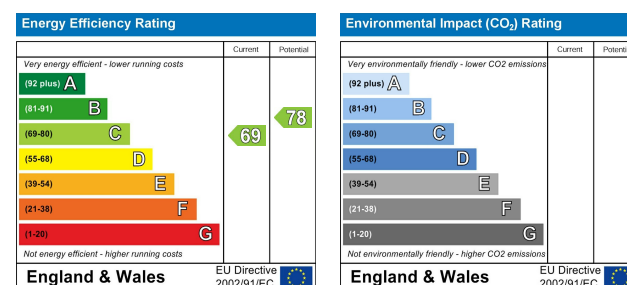


- Immaculate & Extended Detached Property
- Set In A Cul De Sac Location, With Countryside Views
- Three Double Bedrooms, Dressing Room & En-Suite, Family Bathroom & Downstairs WC
- Newly Modern Fitted Open Plan Kitchen/Breakfast & Diner
- Summer Room Overlooking Landscaped Garden to Rear
- Detached Garage With Driveway Parking
- Fantastic Family Home Situated in A Well Sought After Location
- A Must See!!!! Viewing Essential to Appreciate Charm of Property



Directions

From Charles Louis Head Office in Ramsbottom, turn onto Bolton street and continue onto Bolton Street West and head towards Holcombe Brook. Before Woodhey School turn left onto Helmsdale Close and bear right and you will find the property in front of you with a For Sale Board outside.



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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8 Helmsdale Close

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***IMMACULATE EXTENDED DETACHED PROPERTY WITH THREE DOUBLE BEDROOMS & DRESSING ROOM**IN A WELL SOUGHT AFTER LOCATION**A MUST SEE!!!!Charles Louis Homes are delighted to bring to the market this immaculately presented detached family home, situated in a popular residential area within walking distance of Ramsbottom Town Centre. The property in brief comprises entrance hall, living room, separate dining room, open plan kitchen diner and summer room, overlooking landscaped gardens. From the hallway, a staircase ascends to the first floor where you will find the master bedroom with fitted wardrobes, separate dressing room and en-suite, two further double bedrooms with built in cupboards and family bathroom. The property is tastefully decorated and finished to a high specification, and benefits from having gas central heating and double glazing throughout. With an enclosed and attractive landscaped garden with plenty of space to relax. The property also benefits from having driveway parking and a detached garage. Viewing is strongly recommended in order to fully appreciate this property's position and many enviable attributes.

Entrance Hall

3'6" x 8'9" (1.07m x 2.67m)
With solid oak wood flooring, a gas central heating radiator, centre ceiling light, coving, doors leading to the open plan kitchen, dining room, downstairs W/C, and access to the stairs leading to the first floor.

Downstairs WC

5'11" x 4'2" (1.80m x 1.27m)
With a uPVC double glazed frosted window to front elevation, fitted with a two piece suite comprising of low level wc, hand wash basin and oak wood flooring, centre ceiling light, gas central heating radiator.

Dining Room

10'9" x 16'6" (3.28m x 5.03m)
With a front-facing uPVC bay window, amticco style flooring, feature fireplace in wood with marble hearth and gas fire, gas central heating radiator, coving, centre ceiling light, and access to the family room through wooden folding doors.



Living Room

13'9" x 18'5" (4.19m x 5.61m)
With a front facing uPVC window overlooking the cul de sac and french doors leading out to rear garden, wooden fire surround with stone hearth, built-in multi fuel log burner, amticco style flooring, two gas central heating radiators, coving and centre ceiling light.

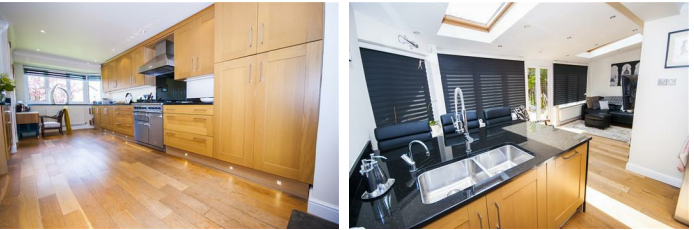


Open Plan Kitchen/Breakfast Room

12'6" x 22'10" (3.81m x 6.96m)
With a front facing uPVC double glazed bay window with views overlooking the well maintained cul de sac, fitted with a range of modern fitted wall and base units, inset sink x 2 with mixer and quooker hot tap, breakfast area, space for five ring hob range cooker with extractor hood and granite splash back, granite worktops, integrated dishwasher, space for a fridge/freezer, plumbing for washing machine and space for a dryer, solid oak wood flooring, inset spotlights, gas central heating radiator leading to family room with velux windows and french doors to rear and ample windows with views overlooking landscaped rear gardens.



Alternative View



Summer Room

21'07" x 8'9" (6.58m x 2.67m)
Two velux uPVC windows, gas central heating radiators, inset spotlights, solid oak wood flooring, uPVC windows overlooking landscaped gardens, uPVC french doors leading out to the rear and french doors leading into dining room and living room.



First Floor

With a rear facing uPVC window, leading to master bedroom with dressing room and en-suite and access to two further double bedrooms and family bathroom, access to the attic.

Master Bedroom

11'2" x 11'10" (3.40m x 3.61m)
With a front facing uPVC window with views over countryside, with access to the fully fitted dressing room and en-suite, built in fitted wardrobes, gas central heating radiator, coving and centre ceiling light.



En-suite

13'9" x 6'1" (4.19m x 1.85m)
Velux window to rear elevation, fitted with a modern four-piece suite; comprising of low-level W/C, hand wash bowl with post form laminate worktop and vanity unit below, walk-in shower and bath, tiled flooring, fully tiled walls, inset spotlights, chrome heated modern towel rail, extractor fan, and shaver point.



Dressing Room

7'11" x 6'2" (2.41m x 1.88m)
With a rear-facing uPVC window, gas central heating radiator, central ceiling light, and fitted wardrobes and access to the master bedroom

Bedroom Two

11'4" x 10'0" (3.45m x 3.05m)
With a front facing uPVC window with views overlooking countryside, fitted wardrobes, centre ceiling light, gas central heating radiator, coving.



Bedroom Three

9'4" x 9'8" (2.84m x 2.95m)
With a front facing uPVC window with views overlooking countryside, fitted wardrobes, gas central heating radiator, centre ceiling light and coving.



Family Bathroom

5'10" x 6'6" (1.78m x 1.98m)
With a side facing uPVC frosted window, fitted with a three piece suite, comprising of a low level wc, hand wash basin with vanity unit below, 'P' shaped bath with shower and glass door, chrome heated towel rail, amticco flooring, inset spotlights and shaver point.



Garage

Side window with electric door, lighting and power and access through side door from garden.

Front & Rear Garden

Beautiful south facing private landscaped enclosed decked garden with bedding plants, mature shrubbery and stunning trees, with access to the detached garage. To the front is a driveway and pathway to front with laid to lawn garden mature shrubbery and bedding plants.



Alternative View

