

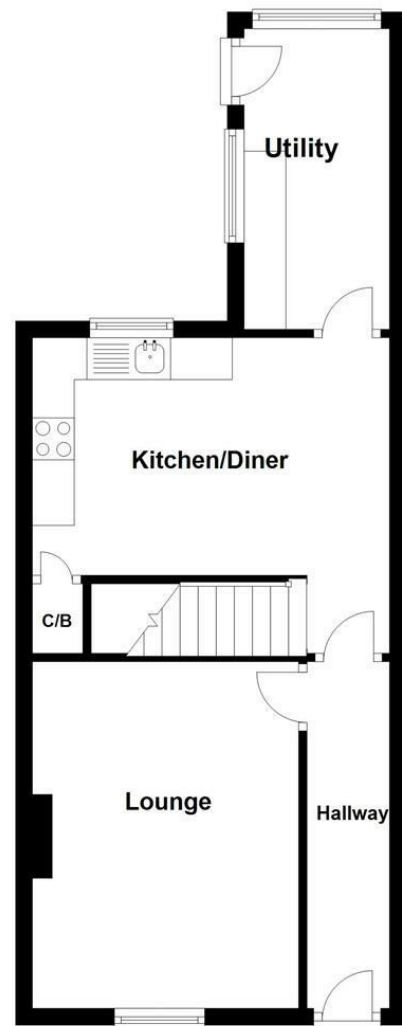


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

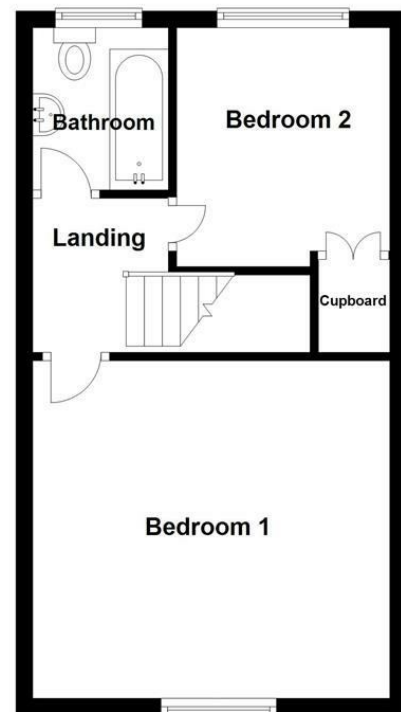
CHARLES LOUIS
HOMES LIMITED

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Ground Floor



First Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	83	D	D

Energy Efficiency Rating: 83 (Current and Potential). Environmental Impact (CO₂) Rating: D (Current and Potential).

No 5 Victoria Street
Ramsbottom, Bury, BL0 9ED

£850 Per month



- A Spacious & Immaculate Stone Cottage
- Situated Close to Ramsbottom Town Centre
- Generous Bedrooms, Stunning Views to Rear
- Unfurnished & Available Immediately
- Newly Refurbished To a High Standard
- Lounge, Brand New Kitchen & Utility Room
- Ideal For a Professional Single or Couple
- Early Enquiry 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.

Tel: 0161 9590166

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No 5 Victoria Street

Ramsbottom, Bury, BL0 9ED

A spacious and newly refurbished stone cottage situated just minutes from Ramsbottom's vibrant town centre, offered unfurnished and available immediately. This immaculately presented property has just undergone an extensive scheme of improvement including damp proof course, redecoration, new flooring and carpets, a brand newly fitted kitchen and utility room and plenty more!

Comprising entrance hall, lounge, newly fitted kitchen with built in oven and hob, utility room, a generous master bedroom, a second double bedroom with fabulous country side views, and bathroom fitted with new flooring and three piece suite in white with shower over the bath. To the rear, the property benefits from having a sunny courtyard with glass balustrade enclosure, and steps leading down to the rear access. Viewing is strongly recommended.

Entrance Hall

UPVC entrance door opens into the hallway with coving, laminate wood effect flooring, a power point and alarm panel.



Lounge

14'11 x 10'58 (4.55m x 3.05m)

With a front facing UPVC double glazed window, coving, centre ceiling and two wall lights, timber mantle piece, radiator, and power points.



Kitchen/Diner

14'34 x 12'57 (4.27m x 3.66m)

With a rear facing UPVC double glazed window, laminate wood effect flooring, radiator, power points and under stairs cupboard. Fitted brand new with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven with electric hob and extractor hood, and space for a fridge/freezer.



Utility Room

11'38 x 4'57 (3.35m x 1.22m)

With a side facing UPVC double glazed window, laminate wood effect flooring, radiator, power points, wall and base units with contrasting work surfaces, plumbing for a dishwasher and washing machine, space for fridge/freezer and a side door opening to the courtyard.



Master Bedroom

14'13 x 14'11 (4.27m x 4.55m)

With a front facing UPVC double glazed window, radiator, TV point and power points.



Bedroom Two

9'48 x 8'85 (2.74m x 2.44m)

With a rear facing UPVC double glazed window offering beautiful countryside views, a walk-in cupboard with hanging space, radiator and power points.



Bathroom

7'02 x 5'09 (2.18m x 1.75m)

Fully tiled with a rear facing opaque UPVC double glazed window, tile effect flooring, heated towel rail and a three piece suite comprising panel enclosed bath with shower over, low flush WC and hand wash basin with pedestal.



Rear Courtyard

A low maintenance courtyard with glass balustrade and steps down to the rear access gate, and storage shed.

