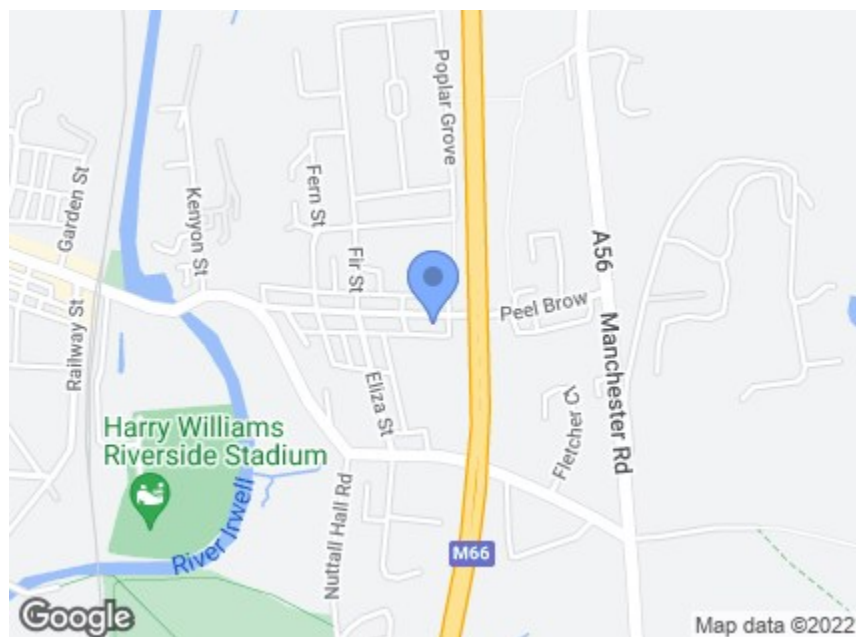
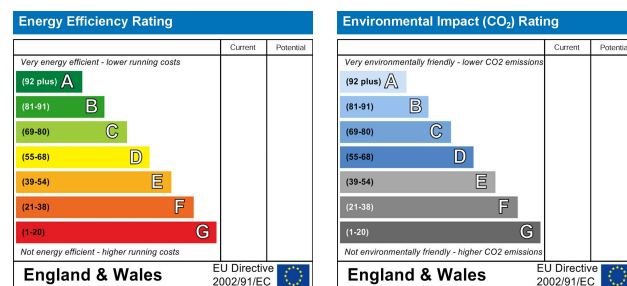


Total area: approx. 91.7 sq. metres (986.6 sq. feet)



### Directions



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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**116 Peel Brow**  
Ramsbottom, Bury, BL0 0AU  
**Asking price £220,000**



- Spacious & Well Proportioned Stone Cottage
- Within Walking Distance of Town Centre
- Modern Kitchen Fitted with Gas Hob & Oven
- Second, Double Bedroom & Shower Room
- Extended, Well Presented & Modern
- Generous Lounge & Separate Dining Room
- Master Bedroom with Wall to Wall Wardrobes
- Walled South Facing Courtyard to the Rear

Tel: 0161 959 0166

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# 116 Peel Brow

## Ramsbottom, Bury, BL0 0AU

**\*\*EXTENDED & DECEPTIVELY TWO BEDROOM STONE COTTAGE\*\* WELL PRESENTED & IDEAL FOR A FIRST TIME BUYERS\*\*WELL SOUGHT AFTER LOCATION & WALKING DISTANCE TO RAMSBOTTOM TOWN CENTRE\*\***

Charles Louis Homes are pleased to bring to the market the two bedroom stone cottage, situated in a well sought after location, close walking distance to Ramsbottom Town Centre. The well proportioned ground floor layout features a vestibule entrance into the facing lounge with a feature fireplace, opening to a generous separate dining room with laminate wood flooring flowing through to the extended, modern fitted kitchen complete with gas hob & electric oven. On the first floor, the spacious master bedroom faces the front and features wall to wall wardrobes, whilst the second bedroom is a good size double. The shower room is modern and sleek and features two piece WC and hand basin in white in addition to the walk in shower.

To the outside: there is a low maintenance enclosed rear courtyard with a South facing aspect and rear access gate.

### Entrance vestibule

Opening through an inner door into the lounge.

### Lounge

With a front facing UPVC window, coving, centre ceiling light and two wall lights, feature fireplace with an electric fire, radiator, TV point and power points.



### Dining Room

With a rear facing UPVC window, coving, centre ceiling light, laminate wood effect flooring, radiator, telephone point, power points and stairs ascending to the first floor landing.



### Alternative View



### Kitchen

With rear and side facing UPVC window, centre ceiling light and power points. Fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer units, built in electric oven and gas hob with extractor hood, plumbing for a washing machine and space for an American style fridge freezer. UPVC door opens out to the courtyard.



### Bedroom One

With a front facing UPVC window, centre ceiling light, wall to wall fitted wardrobes, radiator and power points.



### Bedroom Two

With a rear facing UPVC window, centre ceiling light, radiator and power points.



### Shower Room

With a rear facing opaque UPVC window, laminate wood effect flooring, heated towel rail, walk in shower unit, low level WC and hand wash basin.



### Rear Courtyard

To the rear of the property is a walled courtyard with a bin storage area and rear access gate.



### Alternative View

