



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

CHARLES LOUIS

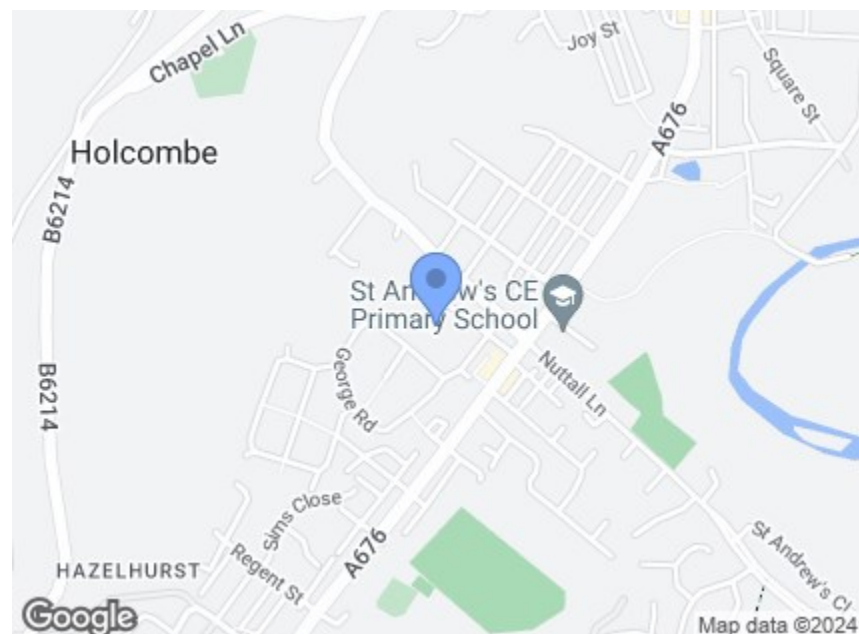
HOMES LIMITED

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)



16 Church Close  
Ramsbottom, Bury, BL0 9HS

£995



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

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

[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)

# 16 Church Close

Ramsbottom, Bury, BL0 9HS

## Entrance Hall

With a UPVC entrance door, spotlighting, radiator, a power point and stairs ascending to the first floor.

## Lounge

16'8 x 10'5 (5.08m x 3.18m)

With a front facing UPVC double glazed window, laminate wood effect flooring, spotlighting, radiator, under stairs cupboard, tv point, power points and French door opening into the kitchen.

## Kitchen

13'9 x 10'7 (4.19m x 3.23m)

With a rear facing UPVC double glazed window, laminate wood effect flooring, radiator, power points, range of wall and base units with contrasting work surfaces, inset sink and drainer units, built in electric double oven, gas hob with extractor hood, dishwasher, washing machine and UPVC French doors to the garden.

## First Floor Landing

With spotlighting, a power point, loft access and a storage cupboard.

## Master Bedroom

13'7 x 8'7 (4.14m x 2.62m)

With rear facing UPVC double glazed window, spotlighting, radiator, laminate wood effect flooring and power points.

## En Suite

With tiled flooring, heated towel rail, walk in shower cubicle with electric shower, low flush toilet and hand wash basin.

## Bedroom Two

11'0 x 7'4 (3.35m x 2.24m)

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

## Bedroom Three

7'9 x 6'5 (2.36m x 1.96m)

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

## Bathroom

7'9 x 4'8 (2.36m x 1.42m)

Partly tiled with a rear facing opaque UPVC double glazed window, tiled flooring, heated towel rail, extractor fan, vanity units, three suite bathroom suite comprising, panel enclosed bath, low flush toilet and hand wash basin with pedestal.

## Garden

Enclosed garden featuring a patio area, pebbled area, faux lawn with external lighting and storing shed