

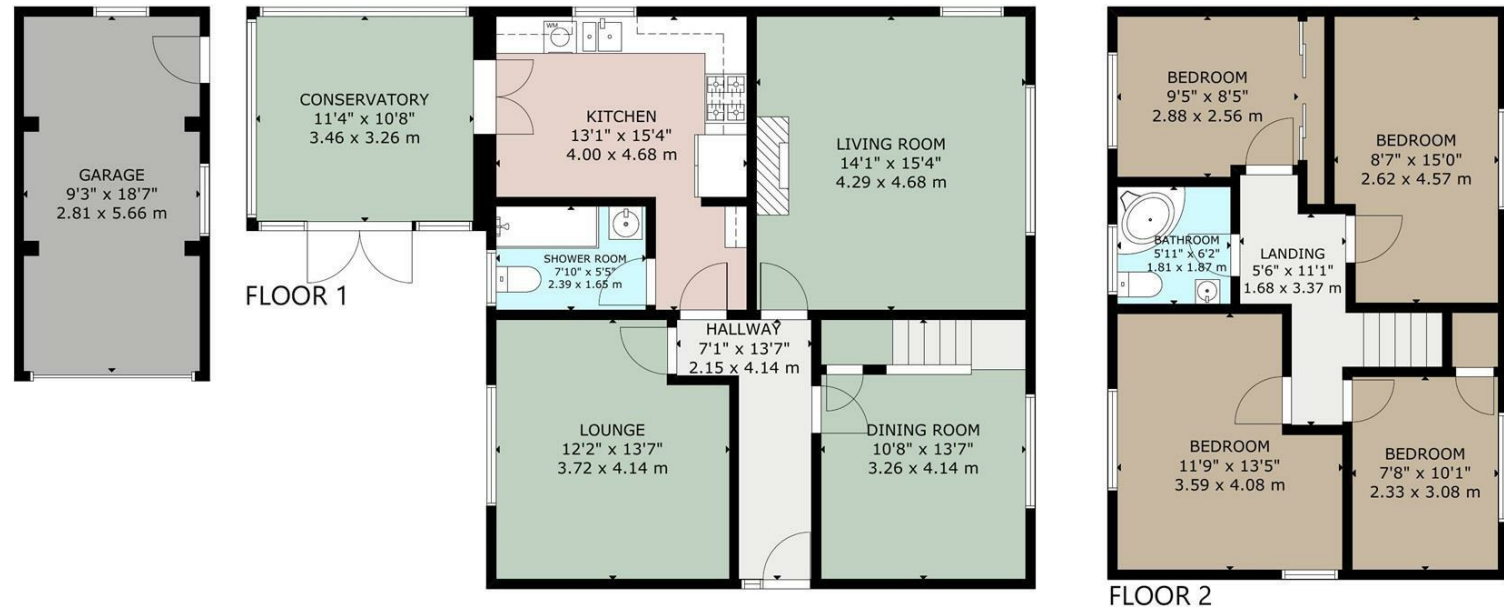


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# CHARLES LOUIS

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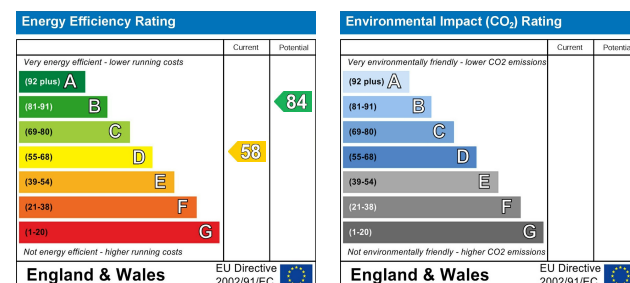


GROSS INTERNAL AREA  
TOTAL: 142 m<sup>2</sup>/1,525 sq ft  
FLOOR 1: 88 m<sup>2</sup>/949 sq ft, FLOOR 2: 54 m<sup>2</sup>/576 sq ft  
EXCLUDED AREA: GARAGE: 16 m<sup>2</sup>/171 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Directions

From our central Ramsbottom office head west on Callender St towards Central St, turn left onto Rostron Rd, turn left onto Tanners St and then continue straight onto Rawsons Rake. Continue onto Chapel Ln, after 0.6m take a sharp right onto Helmshore Rd/B6214, continue to follow B6214 for 3.3m, Continue onto Holcombe Rd/B6235. Destination will be on the right.



522 Holcombe Road  
Helmshore, Rossendale, BB4 4LX

Offers over £395,000



- Four Bedroom, Well Presented Detached Property
- Three Reception Rooms & Conservatory Overlooking Garden
- Driveway Parking & Detached Garage
- Popular & Convenient Location, Close To Local Amenities

- Panoramic Rural Views from The Rear Of The Property
- Modern Fitted Kitchen, Downstairs Shower Room & Family Bathroom
- Well Tended Gardens to Front and Rear
- A Must See!!! Viewing is Highly Recommended To Appreciate Charm, Size & Location

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.

# 522 Holcombe Road

## Helmshore, Rossendale, BB4 4LX

\*\*\*WELL PRESENTED FOUR BEDROOM DETACHED PROPERTY\*\*\*WELL SOUGHT AFTER LOCATION & VIEWS\*\*WELL MAINTAINED PRIVATE GARDENS TO FRONT & REAR WITH GARAGE & DRIVEWAY PARKING\*\*A MUST SEE!!!!\*\*Charles Louis Homes are pleased to bring to the market this well presented four bedroom detached house, situated a short distance from Ramsbottom Town Centre. The property is set in a well sought after location, with countryside walks, parks and rural views. The property in brief comprises of entrance hallway, living room, reception room two/office, dining room with stairs leading to first floor, downstairs shower room, kitchen/breakfast area leading into conservatory offering views over garden and access to rear. To the first floor are four good sized bedrooms and bathroom. The property benefits from gas central heating and double glazing throughout. The property also offers well maintained gardens to front and rear, detached garage and driveway parking. A Must See!!! Viewing is a must and is essential to appreciate the charm, location and size of this property.

### Entrance Hall

Door to side elevation, wood flooring, inset spots, gas central heating radiator, access to downstairs accommodation.

### Dining Room

10'8 x 13'7 (3.25m x 4.14m)  
Large leaded window to front elevation, centre ceiling rose with centre ceiling light, coving, gas centre heating radiator, stairs leading to first floor accommodation.



### Living Room

14'1 x 15'4 (4.29m x 4.67m)  
Two leaded windows to front and side elevation, feature fireplace with built in log burner, coving centre ceiling light with centre rose, wall lights, wooden flooring, gas central heating radiator.



### Lounge/Office

12'2 x 13'7 (3.71m x 4.14m)  
Single glazed leaded window to rear elevation with views overlooking the garden, wooden flooring, centre ceiling light, coving, gas central heating radiator



### Downstairs Shower Room

7'10 x 5'5 (2.39m x 1.65m)  
Double glazed frosted leaded window to rear elevation, fitted with a three piece suite comprising of low level wc, wash hand basin, double walk in shower with glass panel, chrome heated towel rail and inset spots.



### Kitchen/Breakfast Area

13'1 x 15'4 (3.99m x 4.67m)  
Double glazed leaded window to side elevation, fitted with a range of wall and base units with contrasting worktops, one and half inset sink with mixer tap, splash back tiles, four ring hob with extractor above, integrated oven and grill, space for fridge freezer, inset spots and down lights, modern fitted radiator, wooden flooring, space and plumbing for washing machine dishwasher with French door leading into conservatory.



### Conservatory

11'4 x 10'8 (3.45m x 3.25m)  
Double glazed leaded windows and French doors opening and looking out over the gardens, tiled floor, wall lights, gas central heating radiator.



### First Floor Landing

5'6 x 11' (1.68m x 3.35m)  
Leading off to Four bedrooms and family bathroom.

### Master Bedroom

11'9 x 13'5 (3.58m x 4.09m)  
Double glazed leaded window to side and rear elevation with rural views and overlooks the garden, centre ceiling light, gas central heating radiator and wooden flooring.



### Bedroom Two

8'7 x 15'0 (2.62m x 4.57m)  
Double glazed leaded window to front elevation, centre ceiling light, gas central heating radiator, wooded flooring.



### Bathroom

5'11 x 6'2 (1.80m x 1.88m)  
Opaque double glazed leaded window to rear elevation, fitted with a three piece suite, comprising of low level wc, hand wash basin and corner bath, tiled walls, wooden flooring and centre ceiling light.



### Bedroom Three

7'8 x 10'1 (2.34m x 3.07m)  
Double glazed leaded window to front elevation, centre ceiling light, gas central heating radiator and wooden flooring.

### Bedroom Four

9'5 x 8'5 (2.87m x 2.57m)  
Double glazed leaded windows to rear elevation with rural countryside views, fitted wardrobes, centre ceiling light, gas central heating radiator.



### Rear Garden

Enclosed well maintained good sized garden consisting of patio area and mainly laid lawn, surrounded by mature shrubs and bushes with stunning rural views and also offers storage area under house.



### Alternative View



### Detached Garage

Detached garage with up and over door, lighting and power points.

### Front Garden

Mature garden, Mainly laid to lawn with trees, plants and mature shrubs. Pathway leading to the side entrance door, driveway for parking and detached garage.