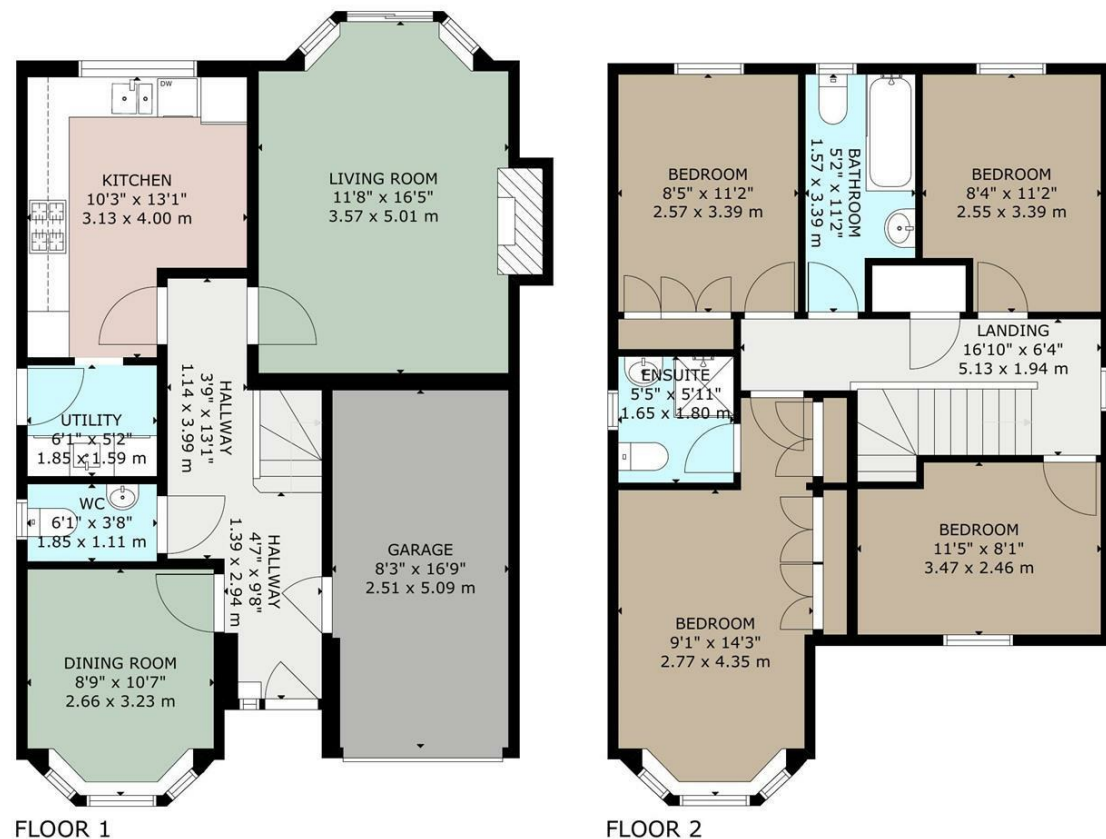




Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

**CHARLES LOUIS**  
HOMES LIMITED

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



GROSS INTERNAL AREA  
TOTAL: 115 m<sup>2</sup>/1,233 sq ft  
FLOOR 1: 54 m<sup>2</sup>/582 sq ft, FLOOR 2: 61 m<sup>2</sup>/651 sq ft  
EXCLUDED AREAS: GARAGE: 13 m<sup>2</sup>/136 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Directions**

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St and then turn right onto Regent St. Continue onto Taggwood View.

**8 Tagg Wood View**  
Ramsbottom, Bury, BL0 9XP

**Price guide £400,000**



- Well Presented Four Bedroom Detached House
- Views Overlooking Holcombe Hill, Close to Ramsbottom Town Centre
- Modern Fitted Family Bathroom, En-Suite & Downstairs WC
- Well Maintained Gardens to Front & Rear
- Sold With No Chain
- Open Plan Modern Fitted Kitchen And Two Reception Rooms
- Garage with Driveway Parking for Two Vehicles
- Viewing Highly Recommended To Appreciate Size, Finish & 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.



# 8 Tagg Wood View

## Ramsbottom, Bury, BL0 9XP

Four-Bedroom Detached Property with Stunning Holcombe Hill Views

Charles Louis Homes presents a well-maintained four-bedroom detached house within walking distance of Ramsbottom Town Centre. This property enjoys a highly desirable location, surrounded by parks and countryside.

Inside, you'll find an entrance hallway, downstairs WC and access to the integral garage, a dining room, kitchen with open access to the utility and a living room, all designed to a high standard. The first floor hosts the Master bedroom with an en-suite, three additional bedrooms, and a family bathroom. The house features gas central heating and double glazing throughout.

With driveway parking for up to two vehicles and a garage, there's ample space for your vehicles. The rear garden is well-kept, offering views of Peel Tower. To fully appreciate this property's charm, viewing is essential.

### Entrance Hallway

4'7 x 9'8, 3'9 x 13'1 (1.40m x 2.95m, 1.14m x 3.99m)

Front facing uPVC entrance door opening into the hallway with a uPVC double glazed window, wood flooring, radiator, central ceiling light and stairs ascending to the first floor, plus access to the garage

### Downstairs WC

6'1 x 3'8 (1.85m x 1.12m)

With a side facing opaque uPVC window, fully tiled, low level WC and hand wash basin with pedestal

### Dining Room

8'9 x 10'7 (2.67m x 3.23m)

Front facing uPVC double glazed bay window, wood flooring, radiator central ceiling light and power points,



### Kitchen

10'3 x 13'1 (3.12m x 3.99m)

Tiled flooring, fitted with a range of wall and base units with a contrasting work top and downlights, inset 1 1/2 sink and drainer with a mixer tap, built in double oven and gas hob with extractor fan, plumbing for a dishwasher and washing machine, space for a fridge freezer, inset ceiling spot lights.



### Alternative View



### Utility Room

6'1 x 5'2 (1.85m x 1.57m)

### Living Room

11'8 x 16'5 (3.56m x 5.00m)

With a rear facing uPVC double glazed window overlooking the garden, wood flooring, feature fireplace with gas fire, radiator, central ceiling light, TV point and power points



### First Floor Landing

16'10 x 6'4 (5.13m x 1.93m)

With a side facing uPVC double glazed window, radiator and loft access.

### Master Bedroom

9'1 x 14'3 (2.77m x 4.34m)

Front facing uPVC double glazed bay window, radiator, fitted wardrobes, power points, central ceiling light and access to the master en-suite



### Master En-suite

5'5 x 5'11 (1.65m x 1.80m)

Partially tiled with a side facing opaque uPVC double glazed window, tiled flooring, radiator, extractor fan, walk in shower cubicle with mains fed shower and a hand wash basin with pedestal.

### Bedroom Two

11'5 x 8'1 (3.48m x 2.46m)

Rear facing uPVC double glazed window, fitted wardrobes, radiator, power points and central ceiling light



### Bedroom Three

8'5 x 11'2 (2.57m x 3.40m)

Rear facing uPVC double glazed window with distant country views, radiator, power points and central ceiling light



### Bedroom Four

8'4 x 11'2 (2.54m x 3.40m)

Rear facing uPVC double glazed window, radiator, power points and central ceiling light



### Family Bathroom

5'2 x 11'2 (1.57m x 3.40m)

Partially tiled with tiled flooring, radiator, extractor fan, three piece bathroom suite comprising of a panel enclosed bath with thermostatic shower and screen, low flush WC and a hand wash basin with pedestal.



### Rear Garden

An enclosed rear garden, mainly laid to lawn with plant and shrub borders, generous patio area, external lighting and lovely views from the side over the rolling countryside.



### Front Garden/Driveway

Mainly laid to lawn with plant and shrub borders, pathway leading to the front entrance, driveway for two vehicles.

### Integral Garage

With an up and over door, power and lighting, housing the boiler.

Tenure - Freehold

Council Tax - Bury Band E