

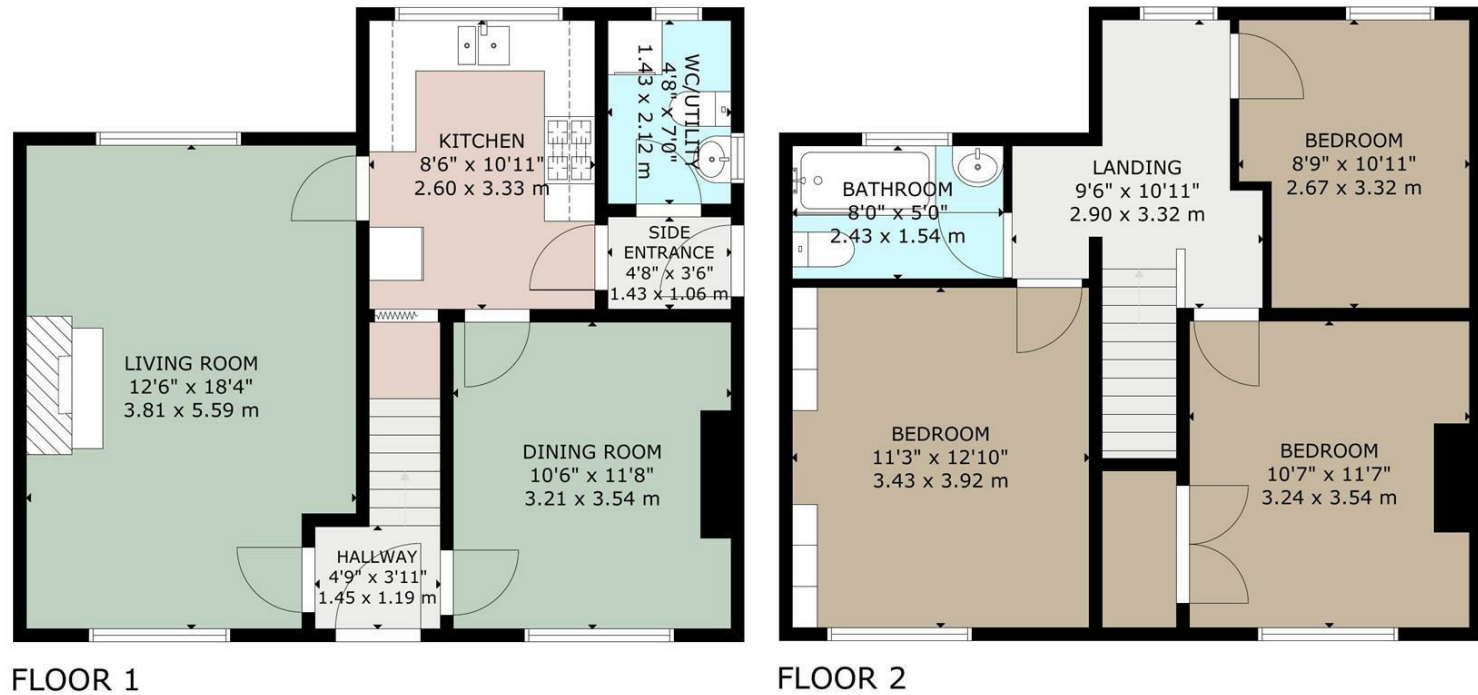


Charles Louis Homes Ltd
4 Bolton Street
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Bury
BLO 9HX

CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 101 m²/1,088 sq ft
FLOOR 1: 51 m²/544 sq ft, FLOOR 2: 50 m²/534 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head north-east on Bolton St/A676 towards Carr St and continue to follow A676. At the Edenfield Roundabout, take the 2nd exit onto Bolton Rd N, then turn left onto Woodlands Rd.

6 Woodlands Road Ramsbottom, Bury, BL0 0LP

Offers over £250,000



- Renovated Throughout, Well Presented Three Bedroom Semi Detached
- Gas Central Heating & Double Glazed Throughout
- Two Reception Rooms, Overlooking Gardens
- Close To Local Amenities, Transport Links & Motorway Access
- Set On A Corner Plot, In A Desirable & Well Sought After Location
- Modern Fitted Kitchen, With Utility Room & Downstairs WC
- Gardens to Front & Rear with Driveway Parking
- A Must See!!! To Appreciate Finish, Size & Location of Property

6 Woodlands Road

Ramsbottom, Bury, BL0 0LP

*****RENOVATED THROUGHOUT & WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY**SET ON A CORNER PLOT, IN A DESIRABLE & WELL SOUGHT AFTER LOCATION**GARDENS TO FRONT & REAR, WITH DRIVEWAY PARKING**Explore this well-presented three-bedroom semi-detached property by Charles Louis Homes, ideally situated on a corner plot in the highly sought-after area of Edenfield. This residence is a perfect fit for modern family living, featuring three bedrooms, a convenient downstairs WC and utility, a spacious living room, a kitchen, and a dining room. The front and rear gardens are well maintained with ample driveway parking.**

Charles Louis Homes proudly showcases this well-maintained semi-detached gem, nestled in a well-established estate that provides proximity to countryside walks and parks while remaining conveniently close to excellent local schools.

Upon entering the hallway, which grants access to both the living room and dining room, you'll find the kitchen with easy access to the rear garden through the convenient side entrance. Ascend the staircase in the hallway to the first floor, where a master bedroom, two additional bedrooms, a family bathroom, and access to the loft space await. Enjoy the comforts of gas central heating and double-glazed windows throughout the property.

Outside, the corner position with wrap-around gardens at both the front and rear enhances the property's curb appeal. Charles Louis Homes invites you to discover the comfort and style embodied in this delightful semi-detached home.

Hallway

4'9 x 3'11 (1.45m x 1.19m)

uPVC entrance door opening into the hallway, doors leading to the dining room and living room and stairs ascending to the first floor.

Living Room

12'6 x 18'4 (3.81m x 5.59m)

With a front and rear facing uPVC double glazed windows, laminate wood flooring, feature gas fire place with wood surround, radiator, central ceiling light and power points.



Alternative View



Dining Room

10'6 x 11'8 (3.20m x 3.56m)

With a front facing uPVC double glazed windows, laminate wood effect flooring, e, radiator, central ceiling light and power points.



Kitchen

8'6 x 10'11 (2.59m x 3.33m)

uPVC window to rear elevation overlooking the garden, fitted with a range of wall and base units with a contrasting work tops, inset 1 1/2 sink and drainer with a mixer tap, integrated oven and grill four ring gas hob with extractor fan above, space for fridge freezer, central ceiling light and tiled flooring.



Alternative View



Downstairs WC/ Utility

4'8 x 7'0 (1.42m x 2.13m)

With a side and rear facing opaque uPVC windows, tiled flooring, low level WC and hand wash basin with vanity unit, plumbing for a washing machine.

Side entrance

4'8 x 3'6 (1.42m x 1.07m)

uPVC entrance door opening into the hallway, with tiled flooring, doors leading to the kitchen and downstairs WC.

First Floor Landing

9'6 x 10'11 (2.90m x 3.33m)

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

Master Bedroom

11'3 x 12'10 (3.43m x 3.91m)

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



Bedroom Two

10'7 x 11'7 (3.23m x 3.53m)

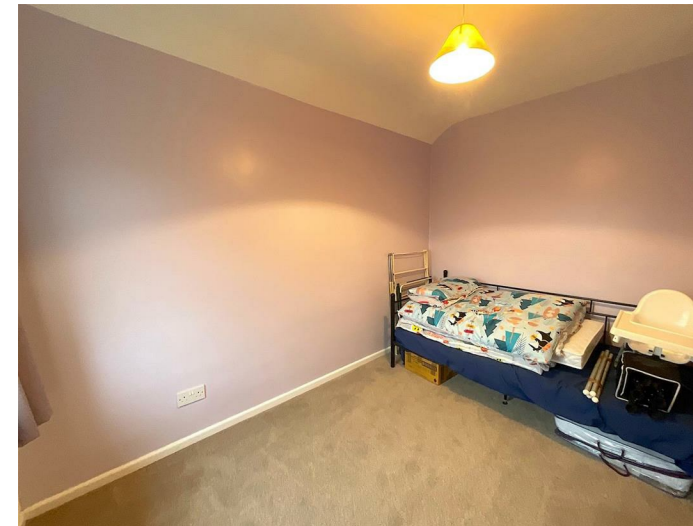
Front facing uPVC double glazed window, built in wardrobes, radiator, power points and central ceiling light



Bedroom Three

8'9 x 10'11 (2.67m x 3.33m)

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



Family Bathroom

8'0 x 5'0 (2.44m x 1.52m)

Fully tiled with a rear facing opaque uPVC window, fitted with a three piece bathroom suite comprising of a panel enclosed pea shaped bath with shower and glass screen, low level WC and hand wash basin with pedestal, heated towel rail, fully tiled walls, tiled floor and centre ceiling light.



Rear Garden

An enclosed private large rear garden, mainly laid to lawn with shrub borders

Front Garden/ Driveway

Mainly laid to lawn with a driveway for two vehicles.

Tenure - Freehold

Council Tax = Rossendale band B