

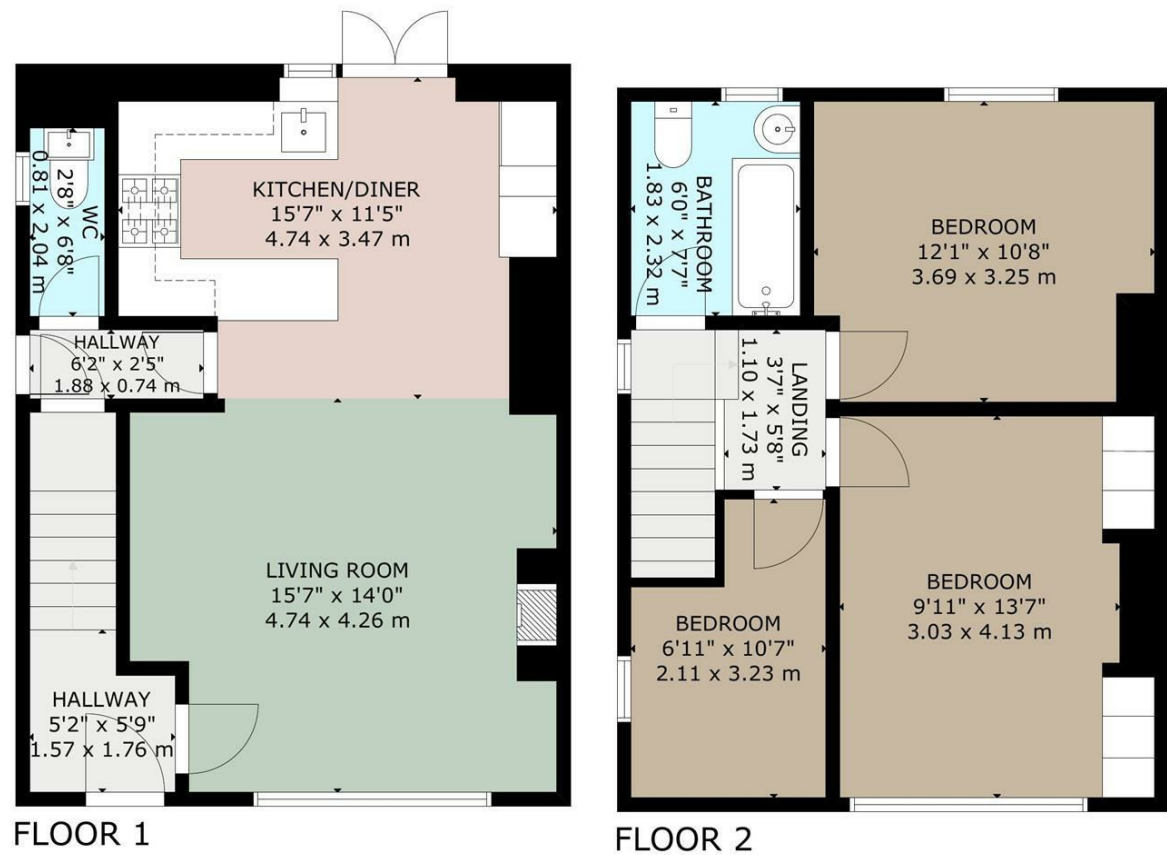


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

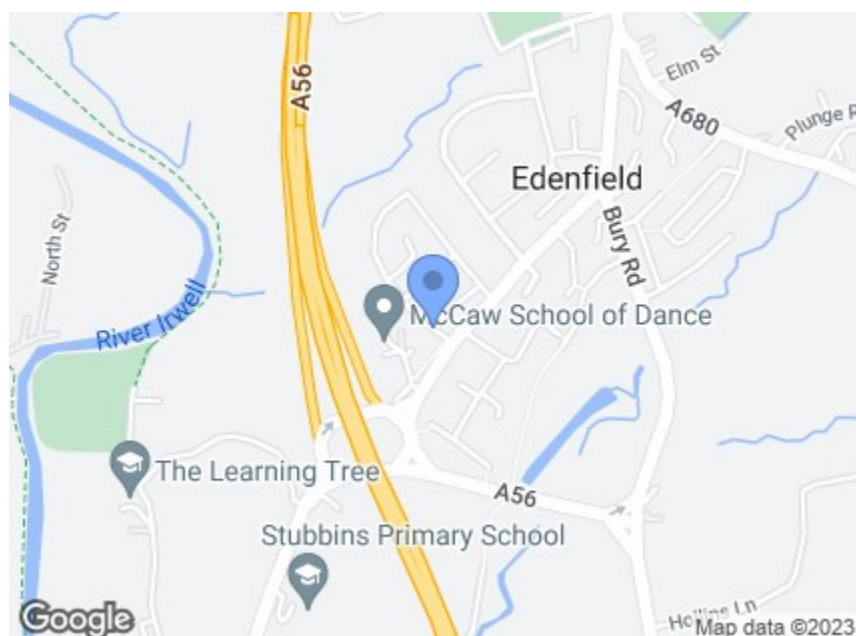
CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 86 m²/920 sq.ft
FLOOR 1: 43 m²/461 sq.ft, FLOOR 2: 43 m²/459 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 Edenfield Roundabout, take the 2nd exit onto Bolton Rd N and turn left onto Oaklands Rd.

1 Oaklands Road
Ramsbottom, Bury, BL0 0LR

Price guide £260,000



- Immaculate Three Bedroom Semi Detached Property
- Refurbished Throughout & Finished To A High Standard
- Modern Fitted Open Plan Kitchen/Diner & Living Room
- Gas Central Heating & Double Glazing Throughout
- Situated In A Desirable & Well Sought After Location
- Driveway Parking & Gardens To Front & Rear
- Close To Local Amenities, Transport Links & Motorway Access
- A Must See!!! To Appreciate Finish, Size & Location of Property

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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*****IMMACULATE THREE BEDROOM SEMI DETACHED PROPERTY**SET IN A DESIRABLE & WELL SOUGHT AFTER LOCATION**GARDENS TO FRONT & REAR, WITH DRIVEWAY PARKING***Charles Louis Homes are pleased to bring to the market this stunning and well presented semi detached property, located in a well sought after and desirable location, set in the heart of Edenfield.**

The property in brief comprises of entrance hallway with downstairs WC and a well present lounge and open plan kitchen diner with access to a large and well maintained rear garden. To the first floor are three bedrooms and family bathroom. The property benefits from gas central heating and double glazing throughout.

Hallway

5'2 x 5'9 (1.57m x 1.75m)
uPVC entrance door opening into the hallway, karndean flooring, radiator and stairs ascending to the first floor.

Living Room

15'7 x 14'0 (4.75m x 4.27m)
With a front facing uPVC double glazed bay window, karndean flooring, log burner with wooden mantel, central ceiling light, radiator and power points.



Alternative View



Open Plan Kitchen/Diner

15'7 x 11'5 (4.75m x 3.48m)
Fitted with a range of wall and base units with a contrasting work top, inset sink and drainer with a mixer tap, built in double oven and gas hob with extractor fan, integrated dishwasher and washing machine, integrated fridge freezer, central ceiling lights and Karndean flooring,. Double patio doors leading to the decked area of the rear garden.



Alternative View



Downstairs WC

2'8 x 6'8 (0.81m x 2.03m)
Tiled flooring, low level WC and radiator

First Floor Landing

3'7 x 5'8 (1.09m x 1.73m)
With a side facing uPVC double glazed window and loft access.

Master Bedroom

12'1 x 10'8 (3.68m x 3.25m)
Front facing uPVC double glazed window, fitted wardrobes, radiator, power points central ceiling light.



Alternative View



Bedroom Two

9'11 x 13'7 (3.02m x 4.14m)
Rear facing uPVC double glazed window, radiator, power points and central ceiling light.



Bedroom Three

6'11 x 10'7 (2.11m x 3.23m)
Side facing uPVC double glazed window, radiator, power points and central ceiling light.



Bathroom

6'0 x 7'7 (1.83m x 2.31m)
Vinyl flooring, heated towel rail, 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 vanity cupboard.



Rear Garden

Large private rear garden with mature shrubs and bushes, decked seating area leading off to lawn, with patio offering further seating.



Front Garden

Driveway parking for two vehicles with pathway to front door.

Tenure - Freehold
Council Tax - Rossendale Band B