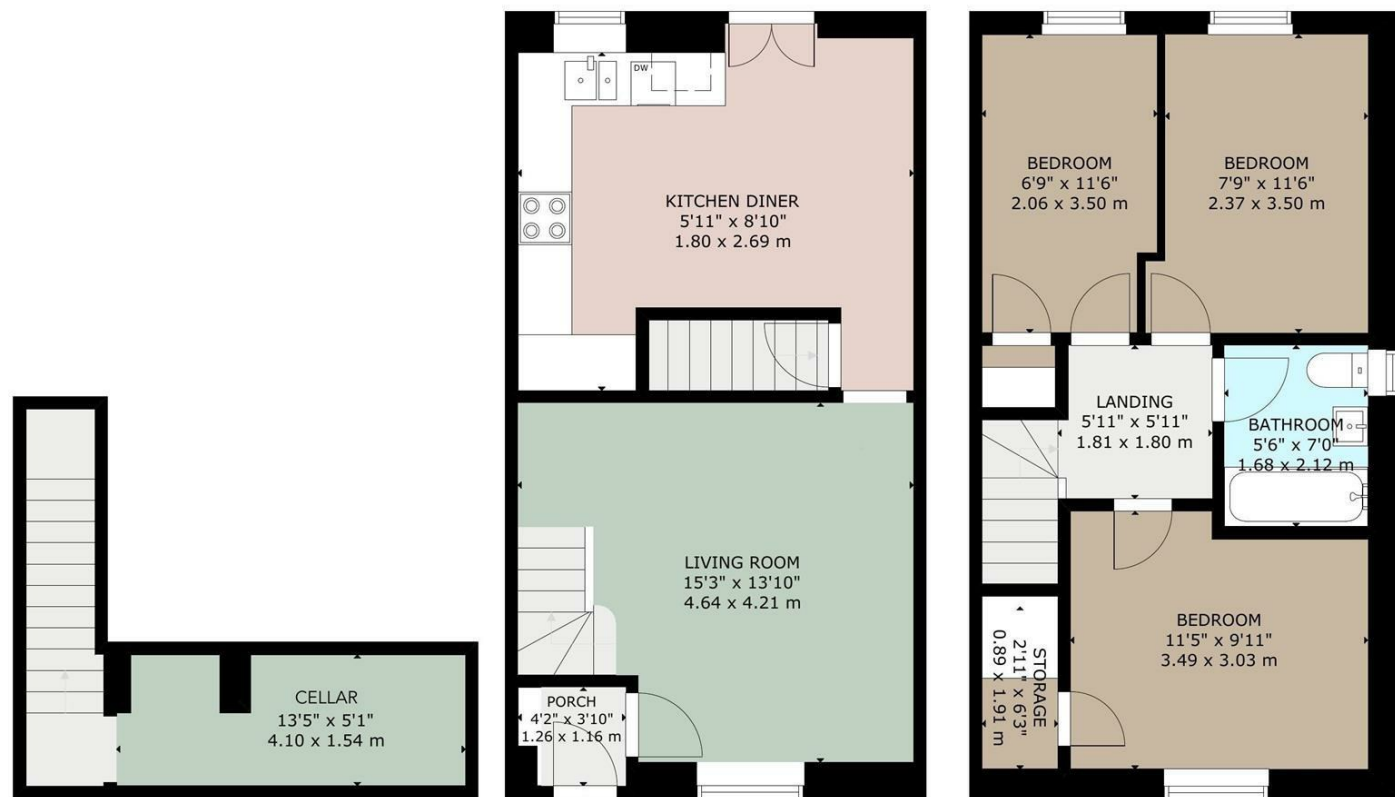




Charles Louis Homes Ltd  
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BLO 9HX

**CHARLES LOUIS**  
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GROUND FLOOR

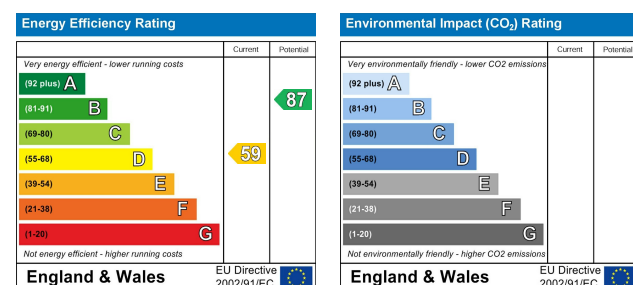
FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 90 m<sup>2</sup>/971 sq.ft  
FLOOR 1: 10 m<sup>2</sup>/111 sq.ft, FLOOR 2: 40 m<sup>2</sup>/433 sq.ft  
FLOOR 3: 40 m<sup>2</sup>/427 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Directions**

From our central Ramsbottom office head east on Carr St towards Bolton St/A676 and continue onto Bridge St. Bridge St turns slightly left and becomes Peel Brow, slight left to stay on Peel Brow. Turn left onto Whalley Rd/A56. Destination will be on the left.



**187 Whalley Road**  
Ramsbottom, Bury, BL0 0DG

**Price guide £225,000**



- Well Presented Three Bedroom Mid Stone Terrace
- Fully Refurbished Throughout, To A High Standard
- Open Plan Kitchen Diner with Double Patio Doors Leading to Rear.
- Set In A Popular & Convenient Location, Close To Ramsbottom Town Centre

- Sold With No Chain
- Gas Central Heating & Double Glazed Throughout, With Cellar for Storage
- Stunning Rear Countryside Views & Private Courtyard
- Must Be Viewed to Appreciate Size, Finish & Location.

# 187 Whalley Road

## Ramsbottom, Bury, BL0 0DG

**\*\*SOLD WITH NO CHAIN\*\* WELL PRESENTED THREE BEDROOM END TERRACED PROPERTY \*\* SET IN A WELL SOUGHT AFTER & DESIRABLE AREA\*\***

Discover this delightful end terraced property in the highly sort after area of Ramsbottom. Boasting three bedrooms, an open plan kitchen diner, lounge area, this home is perfect for modern family living.

Charles Louis Homes proudly presents this well-maintained end terraced gem, close to countryside walks and parks, while being conveniently close to excellent local schools.

Stepping into the inviting living room, we move through to an open-plan kitchen/dining area that flows with rear garden access via large bi fold doors. Ascend the staircase to the first floor, where we are greeted with a master bedroom with built in wardrobe, and a further two bedrooms, a family bathroom and access to the loft space is also contained here. Enjoy the comforts of gas central heating and double-glazed windows throughout the property.

Outside, the gardens at rear enhance the property's curb appeal and offer outstanding outdoor relaxation spaces.

A viewing is highly recommended, don't miss out on this opportunity to make this charming house your dream home.

### Porch

4'2 x 3'10 (1.27m x 1.17m)

uPVC entrance door opening into the porch, entrance matting and closet area

### Living Room

15'3 x 13'10 (4.65m x 4.22m)

With a front facing uPVC double glazed bay window, laminate wood effect flooring, radiator, power points and stairs ascending to the first floor.



### Open Plan Kitchen/Diner

5'11 x 8'10 (1.80m x 2.69m)

Wood effect laminate flooring, fitted with a range of wall and base units with a contrasting work top, inset 1 1/2 sink and drainer with a mixer tap, built in oven and induction hob with extractor fan, integrated dishwasher and space for a washing machine, integrated fridge freezer, inset ceiling spot lights and double patio doors leading to the rear garden.



### Alternative View



### Cellar

13'5 x 5'1 (4.09m x 1.55m)

Storage area and housing of the gas meter

### First Floor Landing

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

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

### Master Bedroom

11'5 x 9'11 (3.48m x 3.02m)

Front facing uPVC double glazed window, radiator, power points, ceiling spot lights and access to the built in wardrobe



### Bedroom Two

7'9 x 11'6 (2.36m x 3.51m)

Rear facing uPVC double glazed window, radiator, power points and ceiling spot lights

### Bedroom Three

6'9 x 11'6 (2.06m x 3.51m)

Rear facing uPVC double glazed window, radiator, power points and ceiling spot lights



### Family Bathroom

5'6 x 7'0 (1.68m x 2.13m)

Double glazed frosted window to side elevation, fully tiled walls and vinyl tiled flooring, fitted with a modern three piece bathroom suite, comprising of bath with shower and glass screen, low level WC and hand wash basin with vanity, chrome heated towel rail and inset spots.



### Rear Courtyard

Private flagged patio area to rear with stunning countryside views



### Alternative Views



Tenure - Freehold  
Council Tax - Bury Band A