

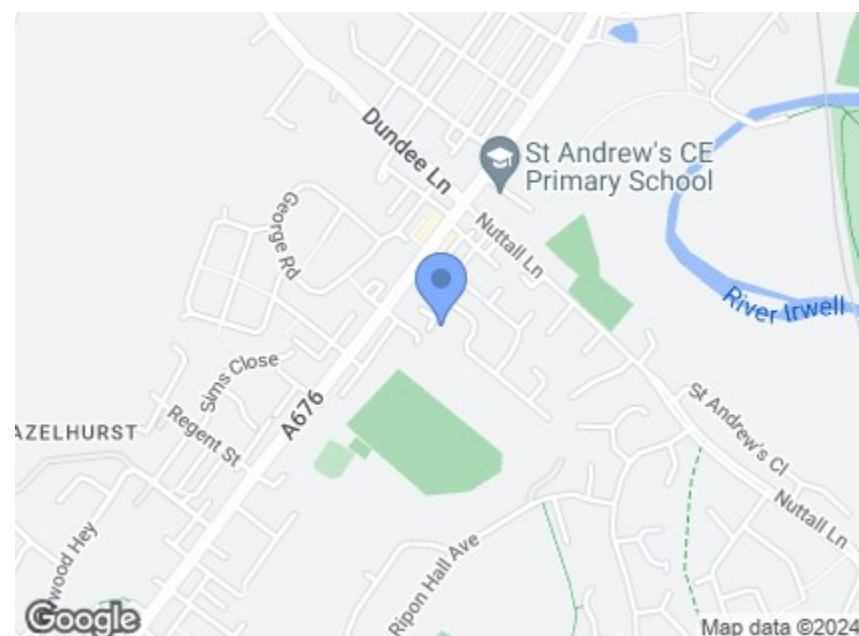
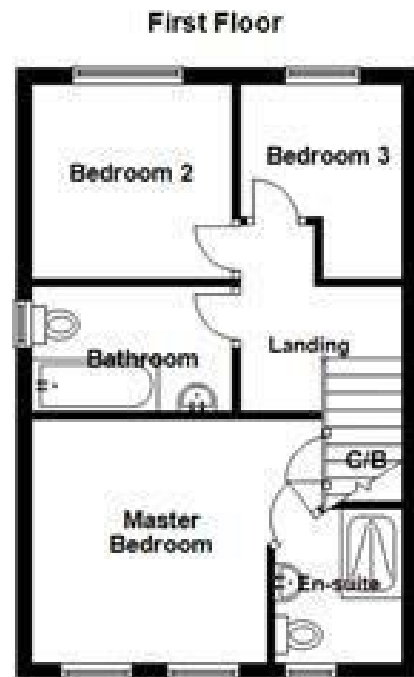


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**Directions**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	85		

Energy Efficiency Rating: 85 (D)

Environmental Impact (CO<sub>2</sub>) Rating: 85 (D)

**8 Maybury Close**  
Ramsbottom, Bury, BL0 9WG  
**£1,395 Per month**



- Modern detached three Bedroom house
- Lounge, Dining Room & Conservatory
- Gas central heating and double glazing
- Available from early January 2024
- Sought after location in Ramsbottom
- Driveway parking and garden to rear.
- Viewing essential to appreciate location
- Offered unfurnished (Wardrobe to remain)

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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# 8 Maybury Close

## Ramsbottom, Bury, BL0 9WG

Charles Louis Lettings are delighted to offer this well modern detached family residence on Maybury Close, Ramsbottom. This well maintained three-bedroom property is situated in the highly regarded and much sought after residential development, conveniently positioned close to Ramsbottom town centre and just a short drive from the motorway network.

The property offers the standard convenience of gas-fired central heating and is equipped with uPVC double glazing throughout. The layout includes entrance hall, ground floor WC/cloakroom, lounge, dining room opening to the kitchen, and conservatory on the ground floor. Moving upstairs, you'll find the main bedroom featuring a newly fitted ensuite shower room, along with two additional bedrooms and the family bathroom.

Externally, the property offers a small garden at the front, a side driveway, and a private lawn garden to the rear with storage shed. This residence combines modern living with a prime location, making it an ideal home for those seeking comfort and convenience.

### Entrance Hall

Front facing entrance door opens into the hallway with a side facing UPVC window, tiled flooring, radiator and power points.

### Downstairs WC

With a front facing UPVC window, tiled flooring, radiator, low level WC and hand wash basin with pedestal.

### Lounge

14'5 x 12'5 (4.39m x 3.78m)

With a front facing UPVC window, electric living flame effect feature wall fire, radiator, TV point, telephone point and power points. With understairs cupboard and French doors opening to the Dining Room.



### Dining Room

10'6 x 7'8 (3.20m x 2.34m)

With tiled flooring, vertical radiator and power points. With an open archway to the Kitchen area and UPVC French doors opening to the Conservatory.



### Alternate View



### Kitchen

10'6 x 7'3 (3.20m x 2.21m)

With a front facing UPVC window, tiled flooring and power points, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, electric oven with gas hob and extractor hood, integrated dishwasher and a free standing washing machine to remain.



### Conservatory

UPVC Conservatory with French doors to the side, tiled flooring, ceiling fan and power points.



### First Floor Landing

With a side facing UPVC window, radiator, power point and access with a pull down ladder to a large loft space.

### Master Bedroom

10'8 x 10'3 max (7'5 min to robes) (3.25m x 3.12m max (2.26m min to robes))

With two front facing UPVC windows, wardrobes to remain, radiator, TV point, storage cupboard and power points.



### Master En-suite

Partly tiled with a front facing UPVC glazed window, spotlights, tiled flooring, heated towel rail, extractor fan, walk in shower unit with waterfall shower and separate attachment, low level WC and hand wash basin with vanity unit.



### Bedroom Two

9'6 x 8'6 (2.90m x 2.59m)

With a rear facing UPVC window, wardrobe to remain, radiator and power points.



### Bedroom Three

8'5 max (6'4 min) x 6'7 max (3'4 min) (2.57m max (1.93m min) x 2.01m max (1.02m min))

With a rear facing UPVC window, radiator and power points.

### Family Bathroom

8'7 x 5' (2.62m x 1.52m)

Partly tiled with a side facing UPVC glazed window, tile effect flooring, heated towel rail, extractor fan and three piece bathroom suite comprising panel enclosed bath with shower attachment, low level WC and hand wash basin with pedestal.



### Rear Garden

An enclosed and private rear garden mainly laid to lawn with plant and shrub borders, storage shed and external power points.



### Parking

Driveway parking for at least 2 vehicles.

Council Tax - Bury Band D