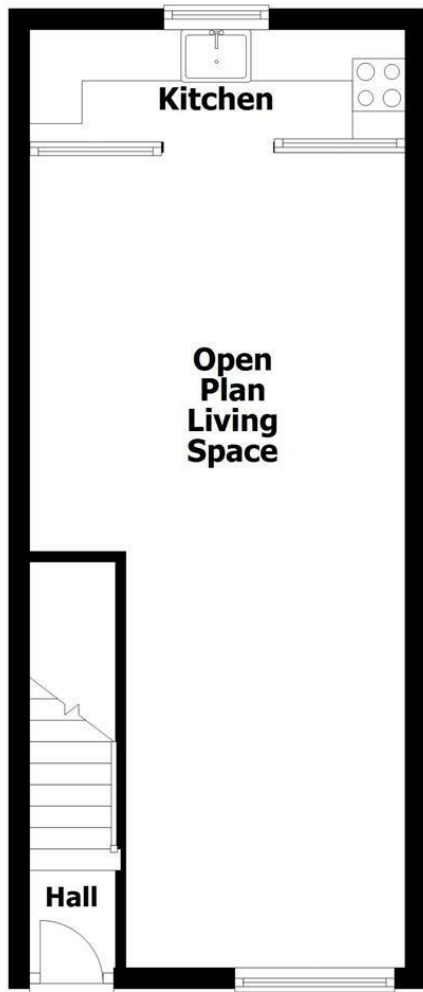
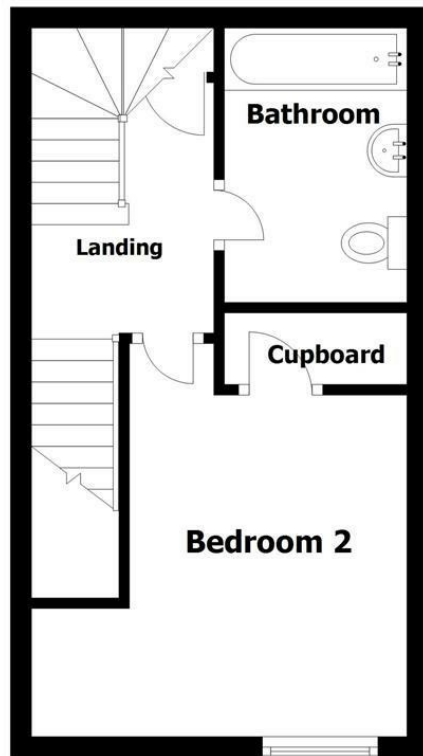


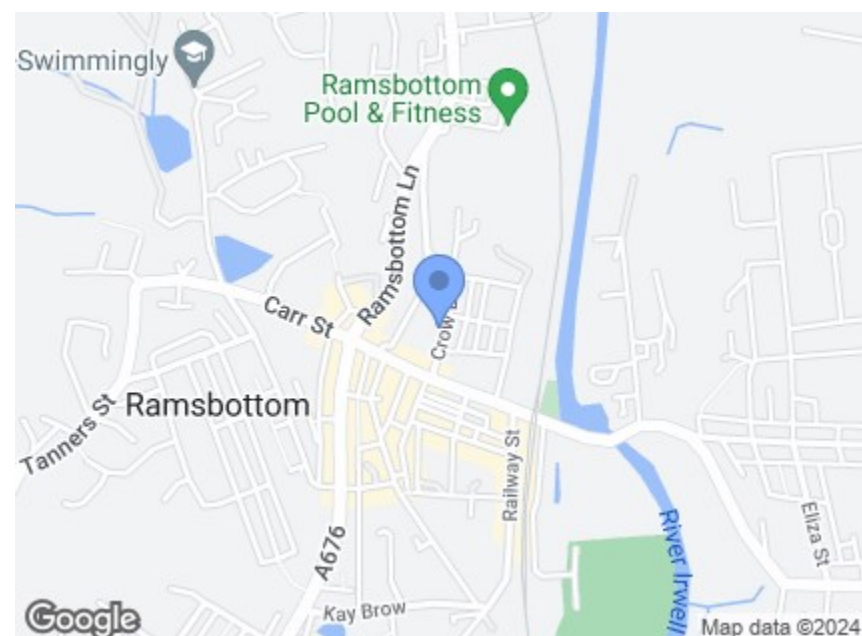
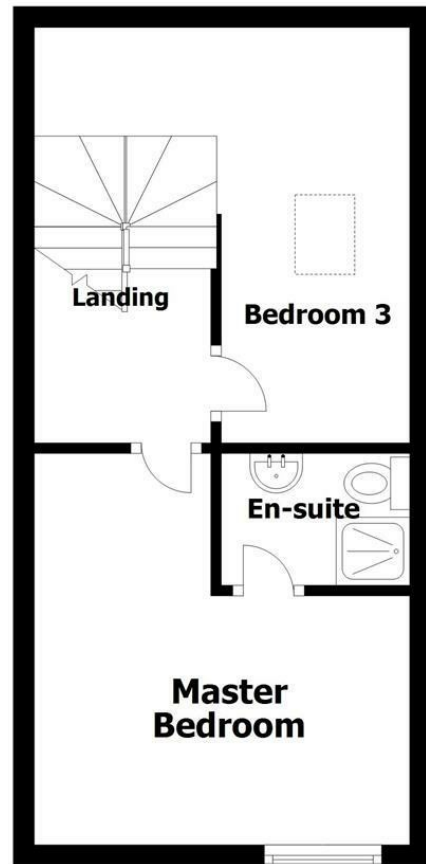
## Ground Floor



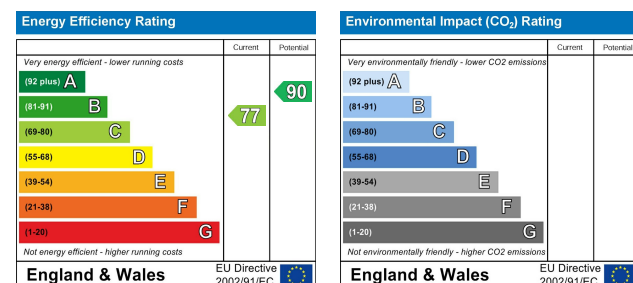
## First Floor



## Second Floor



## Directions



**13B Crow Lane**  
Ramsbottom, Bury, BL0 9BR  
**£1,250 Per month**



- Well Presented & Spacious Townhouse
- Three Bedrooms, Master with En Suite
- Offered Furnished & Available Mid September
- Family Bathroom With 3 Piece Suite
- Gated Access & Two Parking Spaces
- Generous Open Plan Living Space
- Central Location Close to all Amenities
- Part of a Converted Historic Building

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

**CHARLES LOUIS**  
HOMES LIMITED

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www.charleslouishomes.co.uk



# 13B Crow Lane

## Ramsbottom, Bury, BL0 9BR

MODERN, SPACIOUS & NEWLY DECORATED TOWN HOUSE\*\* OPEN PLAN LIVING SPACE\*\* THREE BEDROOMS\*\* TWO BATHROOMS  
\*\*SECURE GATED ACCESS\*\* TWO PARKING SPACES\*\*

This historic building in the heart of Ramsbottom was originally a school and converted in more recent years to offer modern and contemporary townhouses with gated secure access. whilst still retaining some of its impressive original features. The property is accessed through private electronic gates and benefits from having double glazed windows throughout, gas central heating, integrated appliances in the kitchen, and two parking spaces. Comprising in brief entrance hall, open plan lounge diner and kitchen to the ground floor, double bedroom with a walk in cupboard, and family bathroom to the first floor, and two further bedrooms to the second including the master bedroom with en suite shower room. Available to occupy from mid September ,the property is offered furnished, and must be viewed at your earliest opportunity to avoid disappointment.

### Entrance Hall

Entrance door opens into the hallway with laminate wood effect flooring, radiator, alarm panel and stairs ascending to the first floor.

### Open Plan Living Space



### Lounge Area

With spotlighting, laminate wood effect flooring, two radiators and ample power points.



### Dining Area

With a rear facing double glazed window, spotlighting, laminate wood effect flooring, radiator, ample power points and step ascending to the raised kitchen area.

### Kitchen

With a front facing feature arch window, laminate wood effect flooring and power points, fitted with a range of wall and base units with contrasting work surfaces, inset sink, built in with electric oven with electric hob and extract hood, and integrated appliances to include dishwasher, microwave and fridge/freezer,



### First Floor Landing

With spotlighting, radiator, power points and a storage cupboard.

### Bathroom

Partly tiled, spotlighting, heated towel rail, extractor fan, three piece bathroom suite comprising, panel enclosed bath with shower over and screen, low flush WC and hand wash basin.



### Bedroom 2

With a rear facing double glazed window, spotlighting, radiator, telephone point and power points.



### Second floor landing

With spotlighting and a double glazed velux window.

### Master Bedroom

With rear facing double glazed window, spotlighting, fitted wardrobes and power points.



### En Suite

Partly tiled with spotlighting, a heated towel rail and extractor fan, walk in shower unit with mains fed shower, low flush WC and hand wash basin.



### Bedroom 3

With a double glazed velux window, spotlighting, radiator, TV point, telephone point, power points and a storage space housing the boiler.



### Garden

To the rear of the property is a lawned garden area.

### Parking

The property comes with two allocated parking spaces.

Council Tax Band C