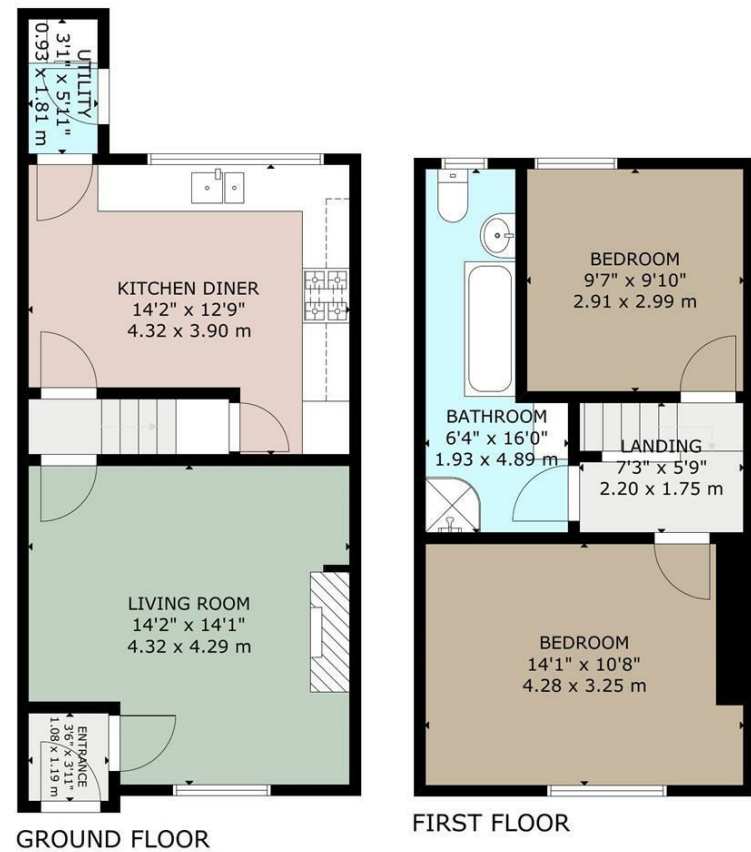




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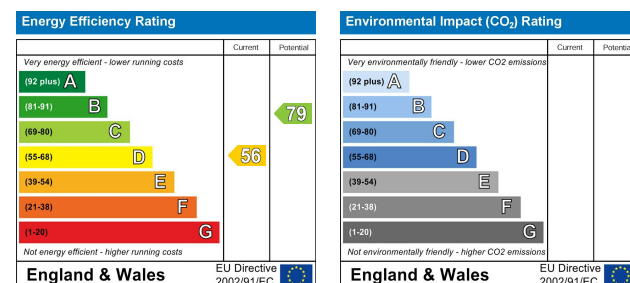


GROSS INTERNAL AREA
TOTAL: 73 m²/783 sq ft
GROUND FLOOR: 38 m²/410 sq ft, FIRST FLOOR: 35 m²/373 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St and then turn left onto Cemetery Rd. Destination will be on the right.



23 Cemetery Road
Ramsbottom, Bury, BL0 9PU

Offers in the region of £190,000



- Well presented two double bedroom mid stone cottage
- Fitted kitchen & bathroom, with gas central heating & double glazed
- Stunning Views Overlooking Holcombe Hill
- Close to local amenities, transport links & walking distance to Ramsbottom
- Chain Free, Situated in a quiet & well sought after location
- Private low maintenance rear courtyard, with outside storage
- Gas central heating & fully double glazed
- A Must See!!! Viewing essential to appreciate 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

23 Cemetery Road

Ramsbottom, Bury, BL0 9PU

****CHAIN FREE**A WELL PRESENTED & SPACIOUS MID TERRACE STONE COTTAGE**TWO DOUBLE BEDROOMS, SET IN A QUIET & WELL SOUGHT AFTER LOCATION**Charles Louis Homes proudly presents this two bedroom mid-terrace stone cottage, nestled between Ramsbottom and Holcombe Brook, offering stunning views over Holcombe Hill and walking distance to countryside parks and Ramsbottom town centre. Ideal for first-time buyers or investors, this home boasts UPVC double glazed windows, and gas central heating throughout.**

Inside, find an inviting lounge, a fitted kitchen/dining area with a small utility room, and access to the patio. Two bedrooms and a bathroom complete the layout. Enjoy the enclosed and private rear yard. Viewing this property is a must to appreciate charm and size. Schedule your viewing today!

Entrance Vestibule

3'6 x 3'11 (1.07m x 1.19m)
uPVC entrance door opening into the vestibule with laminate wood effect flooring, door leading to Living room.

Living Room

14'2 x 14'1 (4.32m x 4.29m)
With a front facing uPVC double glazed window, laminate wood effect flooring, picture rail, coving, central ceiling light, gas fire with wooden surround, radiator and power points.



Alternative View



Kitchen Diner

14'2 x 12'9 (4.32m x 3.89m)
Wood effect laminate flooring, fitted with a range of wall and base units with a contrasting work top and downlights, inset 1 1/2 sink and drainer with a mixer tap, built in double oven and gas hob with extractor fan, integrated dishwasher and fridge freezer, inset ceiling spot lights. Door leading to the utility room.



Alternative View



Utility

3'1 x 5'11 (0.94m x 1.80m)
Access from the kitchen, fully tiled with plumbing for a washing machine. uPVC door with access the rear yard.

First Floor Landing

7'3 x 5'9 (2.21m x 1.75m)
Leading off to two double bedrooms, family bathroom and loft access.

Bedroom One

14'1 x 10'8 (4.29m x 3.25m)
Front facing uPVC double glazed window, radiator, 2 x power points and a centre ceiling light.



Bathroom

6'4 x 16 (1.93m x 4.88m)
Partially tiled with laminate flooring, heated towel rail, four piece bathroom suite comprising of a glass enclosed shower cubicle with thermostatic shower, panel enclosed bath, low flush WC and a hand wash basin with pedestal.



Bedroom Two

9'7 x 9'10 (2.92m x 3.00m)
Rear facing uPVC double glazed window, coving, picture rail, radiator, 2 x power points and centre ceiling light



Rear Yard.

Private rear yard with paved path and pebble borders, rear gate with access to ginnel



Views Over Holcombe Hill



Front Elevation

Set behind a dwarf wall, access via footpath to front entrance

Tenure - Leasehold
Council Tax - Bury Band B