

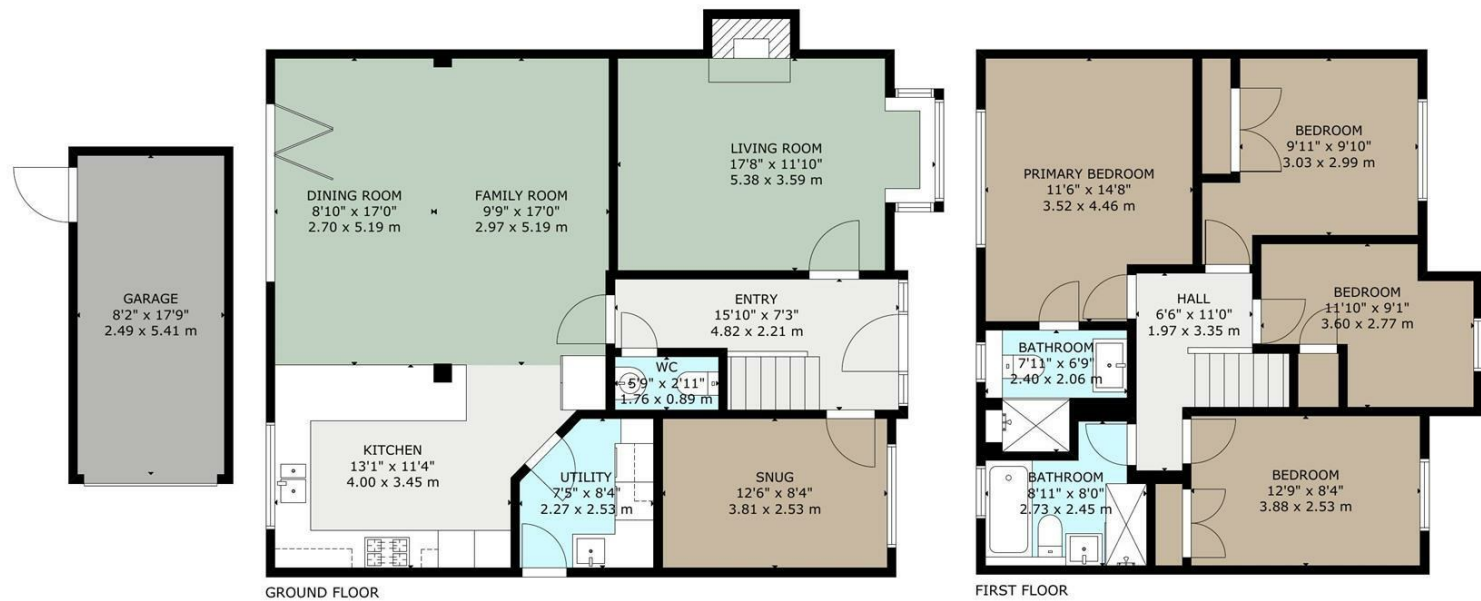


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

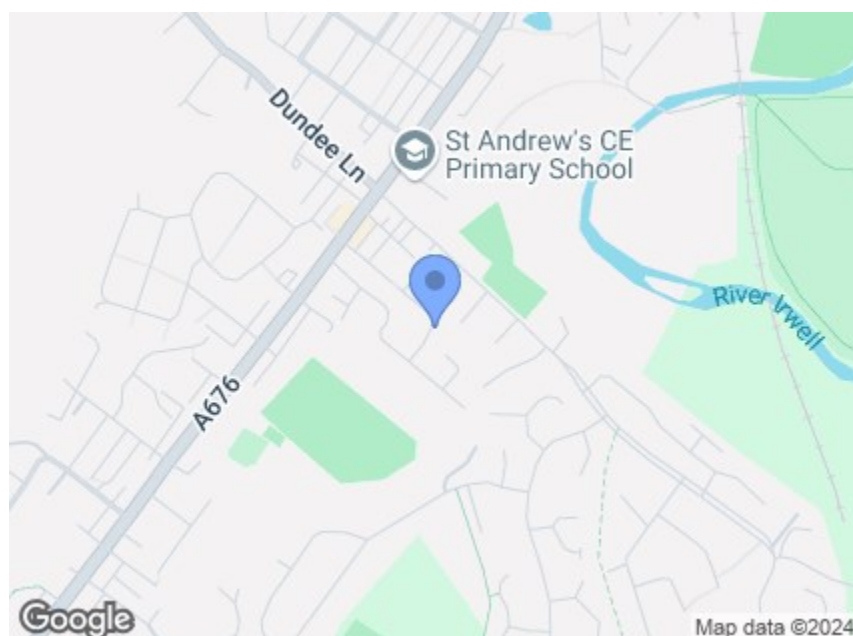
# CHARLES LOUIS

HOMES LIMITED

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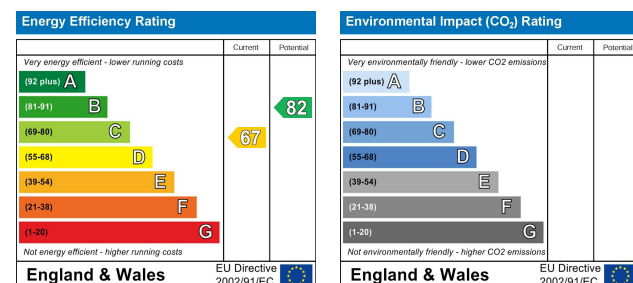


GROSS INTERNAL AREA  
TOTAL: 157 m<sup>2</sup>/1696 sq.ft  
GROUND FLOOR: 92 m<sup>2</sup>/994 sq.ft, FIRST FLOOR: 65 m<sup>2</sup>/702 sq.ft  
EXCLUDED AREAS: GARAGE: 13 m<sup>2</sup>/145 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St and turn left onto Lansdowne Cl. Then turn left onto Silvermere Cl and finally turn left to stay on Silvermere Cl. Destination will be on the right.



## 2 Silvermere Close Ramsbottom, Bury, BL0 9WH

Price guide £535,000



- Stunning extended four bedroom detached house
- Open plan kitchen, dining & family room
- Set in a quiet cul de sac location, on a corner plot
- Driveway parking with detached garage & private rear garden
- Beautifully presented throughout, in a well sought after location
- Two additional reception rooms
- Family bathroom, en-suite & downstairs WC
- A Must See!!! To appreciate size, location & charm



# 2 Silvermere Close

## Ramsbottom, Bury, BL0 9WH

**\*\*WELL PRESENTED FOUR BEDROOM EXTENDED DETACHED, SET ON A CORNER PLOT\*\*** LOCATED IN A QUIET & WELL SOUGHT AFTER AREA\*\* Nestled in the sought-after Ramsbottom area, this impeccable family residence offered by Charles Louis Homes boasts elegant, well-presented, and adaptable living spaces, offering living/workspaces.

The entrance porch welcomes you into a hallway leading to a generously proportioned kitchen, dining and family area, a snug, a second lounge and a staircase ascending to the first floor.

The kitchen with integrated appliances, overlooks the rear garden. It seamlessly connects to a dining area and family room, while the ground floor also features the convenience of a WC and Utility room. Moving upstairs, the first floor unveils the Master bedroom with en-suite, a further three spacious bedrooms, and a family bathroom.

The rear of the property boasts a mature garden with patio, enclosed for a superior level of privacy. Furthermore, residents benefit from a spacious garage and driveway parking capacity for up to two vehicles.

### Entrance Hallway

15'10 x 7'3 (4.83m x 2.21m)  
uPVC entrance door opening into the hallway with a uPVC double glazed window, laminate wood effect flooring and radiator. Access to snug, living room, open plan kitchen and stairs ascending to the first floor.

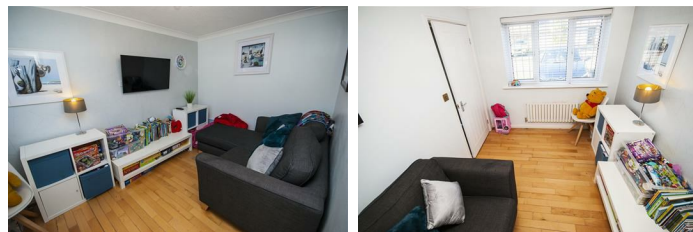
### Living Room

17'8 x 11'10 (5.38m x 3.61m)  
With a front facing uPVC double glazed bay window, laminate wood effect flooring, coving, gas fire with surround, radiator and power points



### Snug

12'6 x 8'4 (3.81m x 2.54m)  
With a front facing uPVC double glazed window, laminate wood effect flooring, coving, radiator and power points



### Family Room

9'9 x 17 (2.97m x 5.18m)  
Open plan to the dining and kitchen, laminate wood effect flooring, radiator and inset ceiling spot lights



### Alternative view



### Dining Room

8'10 x 17 (2.69m x 5.18m)  
uPVC tripe bi-fold doors leading to the rear garden, Velux windows, laminate wood effect flooring, radiator and power points, inset ceiling spot lights, open plan to the kitchen and family room.

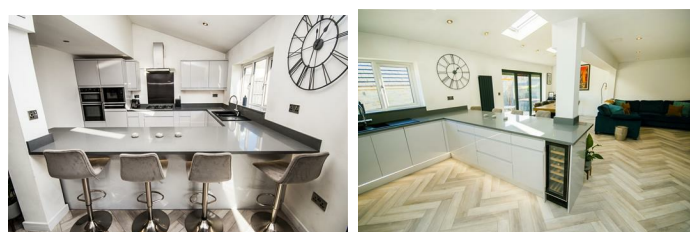


### 'Open Plan Kitchen

13'1 x 11'4 (3.99m x 3.45m)  
uPVC double glazed window to the rear, laminate wood effect flooring, fitted with a range of wall and base units with a contrasting quartz work top and downlights, inset 1 1/2 sink and drainer with a mixer tap, built in double oven, microwave and warming draw and gas hob with extractor fan, integrated dishwasher and fridge freezer, inset ceiling spot lights.



### Alternative View



### Utility

7'5 x 8'4 (2.26m x 2.54m)  
uPVC double glazed door to the side of the property, laminate wood effect flooring, fitted with base units with a contrasting quartz work top, inset sink and drainer with a mixer tap, plumbing for a washing machine.

### Downstairs WC

5'9 x 2'11 (1.75m x 0.89m)  
Laminate wood effect flooring, radiator, low level WC and hand wash basin with pedestal

### First Floor Landing

6'6 x 11 (1.98m x 3.35m)  
Access to all four bedrooms and family bathroom, radiator and loft access.

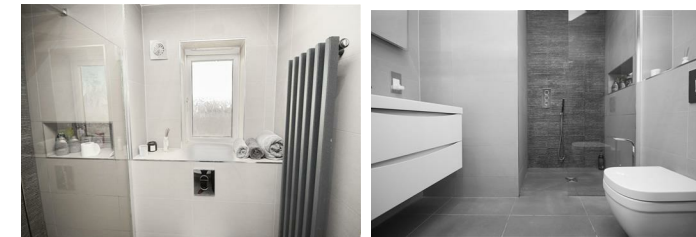
### Master Bedroom

11'6 x 14'8 (3.51m x 4.47m)  
Rear facing uPVC double glazed window, fitted wardrobes, radiator, power points central ceiling light and access to the master en-suite



### En-suite

7'11 x 6'9 (2.41m x 2.06m)  
Fully tiled with a rear facing opaque uPVC double glazed window, heated towel rail extractor fan, walk in shower cubicle with mains fed shower, wall hung WC and hand wash basin.



### Bedroom Two

12'9 x 8'4 (3.89m x 2.54m)  
Front facing uPVC double glazed window, storage cupboard, power points and a central ceiling light.



### Bedroom Three

11'10 x 9'1 (3.61m x 2.77m)  
Front facing uPVC double glazed window, fitted wardrobes, power points and a central ceiling light.



### Bedroom Four

9'11 x 9'10 (3.02m x 3.00m)  
Front facing uPVC double glazed window, radiator, power points and a central ceiling light



### Family Bathroom

8'11 x 8 (2.72m x 2.44m)  
Fully tiled, heated towel rail, extractor fan, four piece bathroom suite comprising of a panel enclosed bath, walk in shower with glass screen and thermostatic shower a, low flush WC and a hand wash basin with vanity unit.



### Rear Garden

An enclosed private rear garden with a patio area and lawn, access to the detached garage at the rear.



### Garage

82 x 17'9 (2.49m x 5.41m)

### Front Garden/ Driveway

Mainly laid to lawn with a driveway for 2 vehicles.

Tenure - Leasehold  
Council Tax - Bury Band F