



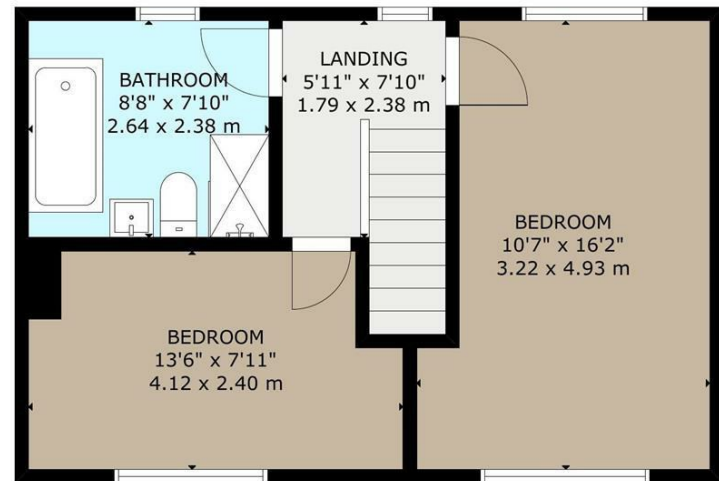
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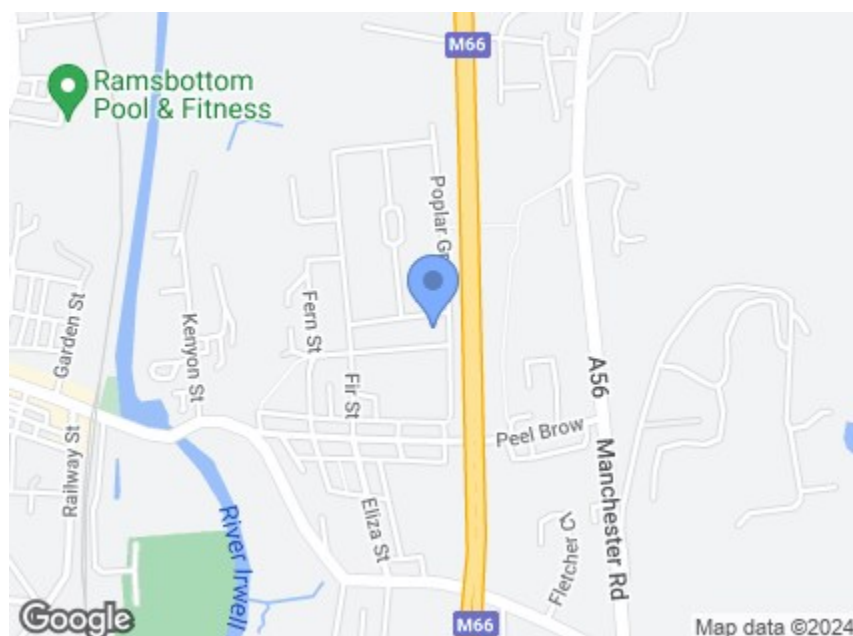


GROUND FLOOR



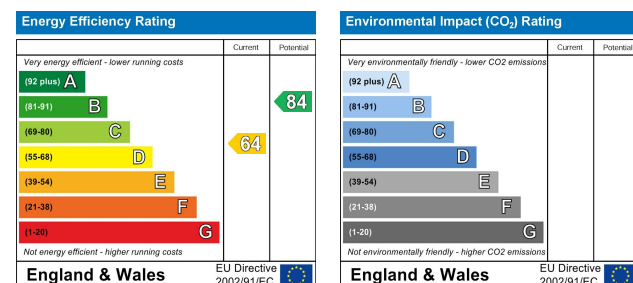
FLOOR 1

GROSS INTERNAL AREA
TOTAL: 74 m²/796 sq.ft
MAIN FLOOR: 37 m²/396 sq.ft, UPPER LEVEL 1: 37 m²/398 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. Take a slight left to stay on Peel Brow and turn left onto Fir St. Next turn right onto Beechwood Ave. Destination will be on the right



26 Beechwood Avenue
Ramsbottom, Bury, BL0 0BH

Offers over £200,000



- Two bedroom well presented quasi-semi house
- Well proportioned garden to the rear
- Ideal for investors and first time buyers
- Popular and convenient location

- Modern fitted kitchen and bathroom
- Parking available to rear of property
- Sold with no chain
- Viewing is highly recommended

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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****EXCELLENT OPPORTUNITY, LOCATED IN A QUIET & WELL SOUGHT AFTER AREA**IMMACULATE & WELL PRESENTED TWO BEDROOMED PROPERTY**VACANT POSSESSION****

This mid quasi-semi presents a unique opportunity for those seeking to add their personal touch. Set in the stunning village of Ramsbottom. Its prime location ensures easy access to reputable local schools, alongside convenient connections to Bury town centre and motorway.

The charming quasi-semi house briefly comprises of an entrance hallway, living room, fitted kitchen, and a convenient downstairs WC. Stairs to the first floor, two well-proportioned bedrooms and a family three piece bathroom.

Outside, the house boasts a private south facing rear garden with lawn area and gravel surrounds, offering an ideal spot for alfresco dining and relaxation. Enjoy the comforts of gas central heating and double glazing throughout. CCTV at both the front and rear of the property with access via an app.

Explore the potential of this charming mid mews with Charles Louis Homes. Schedule your viewing today!

Entrance Hallway

6'6 x 4'3 (1.98m x 1.30m)

uPVC entrance door opening into the hallway with a uPVC double glazed window, laminate wood effect flooring, open to the kitchen area and stairs ascending to the first floor.

Living Room

11'11 x 16'2 (3.63m x 4.93m)

With a front and rear facing uPVC double glazed windows, laminate wood effect flooring, gas fire, radiator, inset ceiling lights and power points



Alternative View



Kitchen Diner

12'2 x 13'6 (3.71m x 4.11m)

Wood effect laminate flooring, fitted with a range of wall and base units with a contrasting quartz work top, inset sink and drainer with an instant hot water tap, built in double oven and induction hob with extractor fan, integrated dishwasher, washing machine and microwave, space for a fridge freezer, additional central island with seating and additional storage, and inset ceiling spot lights.



Alternative View



Downstairs WC

5'2 x 2'3 (1.57m x 0.69m)

With a front facing opaque uPVC window, laminate wood effect flooring, heated towel rail, low level WC and hand wash basin with vanity unit



Landing

5'11 x 7'10 (1.80m x 2.39m)

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

Bedroom One

10'7 x 16'2 (3.23m x 4.93m)

Front and rear facing uPVC double glazed windows, radiator, power points and a central ceiling light



Bedroom Two

13'6 x 7'11 (4.11m x 2.41m)

Front facing uPVC double glazed window, radiator, power points and a central ceiling light.

Bathroom

8'8 x 7'10 (2.64m x 2.39m)

Fully tiled with vinyl flooring, heated towel rail, extractor fan, four piece bathroom suite comprising of a free standing bath, glass screened shower with a thermostatic shower, low flush WC and a hand wash basin with vanity.



Rear Garden

South facing rear garden



Tenure - Freehold
Council Tax -Bury band A