

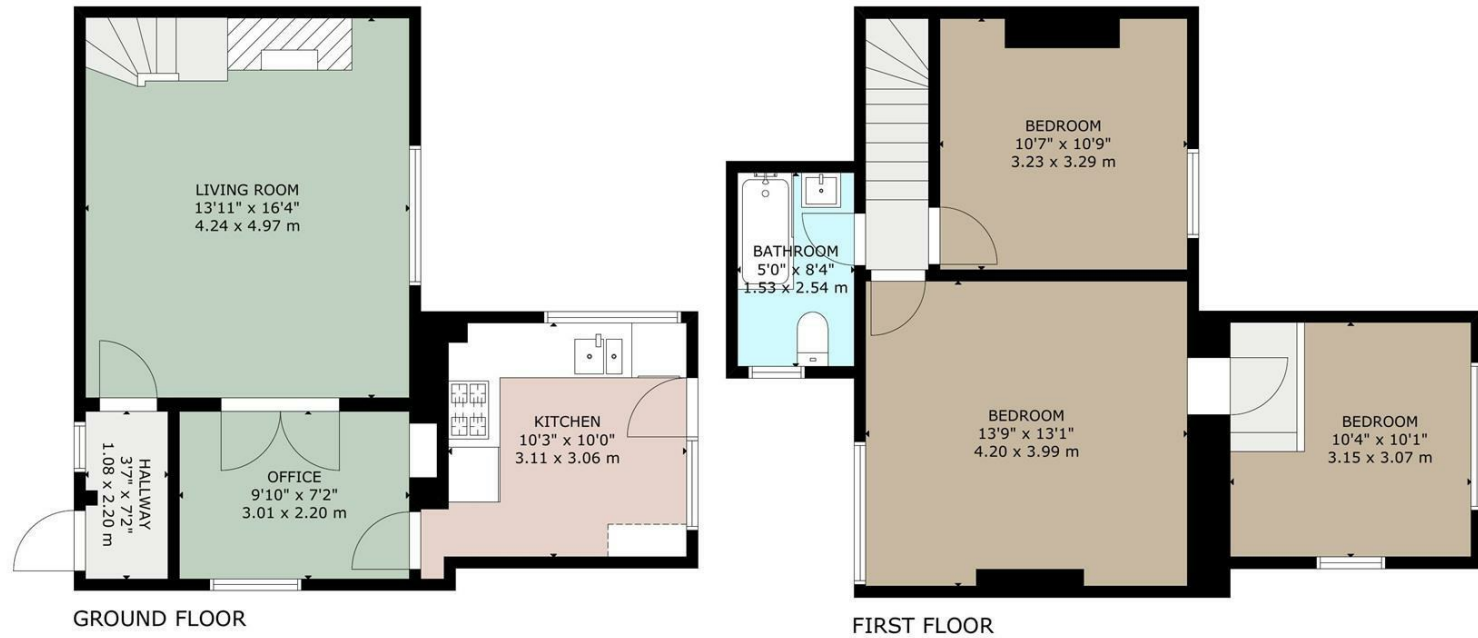


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

CHARLES LOUIS

E propertyenquiries@charleslouis.co.uk  
T 0161 959 0166  
www.charleslouishomes.co.uk

HOMES LIMITED



GROSS INTERNAL AREA  
TOTAL: 89 m<sup>2</sup>/961 sq.ft  
GROUND FLOOR: 42 m<sup>2</sup>/456 sq.ft, FIRST FLOOR: 47 m<sup>2</sup>/505 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Directions**

From our central Ramsbottom office head west on Carr St towards Market Pl. Carr St turns left and becomes Tanners St. Destination will be on the right

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

12a Tanners Street  
Ramsbottom, Bury, BL0 9ES

Price guide £200,000



- Two bedroom end stone cottage in need of renovation
- Fitted kitchen & bathroom
- Ideal for first time buyers and investors
- Close proximity to town centre
- Sold with No Chain
- Private rear yard with elevated patio area
- Gas central heating & double glazing throughout
- 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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# 12a Tanners Street

## Ramsbottom, Bury, BL0 9ES

**\*\*SOLD WITH NO CHAIN\*\*TWO BEDROOM END TERRACE\*\*IN NEED OF SOME REFURBISHMENT\*\*Charles Louis Homes are pleased to bring to the market this three bedroom stone cottage in need of renovation, located on this popular street within walking distance to the town centre and easy onward drive to the motorway network. Ramsbottom has easy access to all motorways links and local regular bus routes as well as links to Manchester and Bury Town Centre.**

The property in brief comprises of entrance vestibule, leading off to living room with wood burner, office and fitted kitchen with access to rear. The property has private rear yard with an elevated patio area.

To the first floor the landing leads off to bedroom one, through to a dressing room/study and bedroom two, and has a good size bathroom. The property benefits from gas central heating and double glazing throughout.

Viewing is highly recommend to appreciate property and is ideal for first time buyers and investors alike.

### Entrance Vestibule

37'7 x 7'2 (11.46m x 2.18m)

uPVC entrance door opening into the hallway with a uPVC double glazed window, laminate wood effect flooring, radiator and lading to the living room.

### Living Room

13'11 x 16'4 (4.24m x 4.98m)

uPVC window to rear elevation, wood burner, gas central heating radiator, centre ceiling light.,



### Alternative View



### Kitchen

10'3 x 10 (3.12m x 3.05m)

Upvc window to rear elevation, fitted with a range of wall and base units, post form laminate work top, splash back tiling, inset sink, integrated electric oven and hob, space for fridge freezer, space for washer dryer, under stairs storage which houses combination boiler, gas central heating radiator, centre ceiling light and door leading out to rear with access to stone built storage unit.



### Office

9'10 x 7'2 (3.00m x 2.18m)



### Bedroom One

13'9 x 13'1 (4.19m x 3.99m)

Upvc window to front elevation, centre ceiling light, gas central heating radiator.



### Dressing room

10'4 x 10'1 (3.15m x 3.07m)

Upvc window to rear elevation, gas central heating radiator, centre ceiling light.



### Bedroom Two

10'7 x 10'9 (3.23m x 3.28m)

Upvc window to rear elevation, gas central heating radiator, centre ceiling light.



### Bathroom

5 x 8'4 (1.52m x 2.54m)

Upvc window x2 to rear elevation, three piece suite comprising of low level WC, wash hand basin and bath with shower attachment above, chrome heated towel rail.

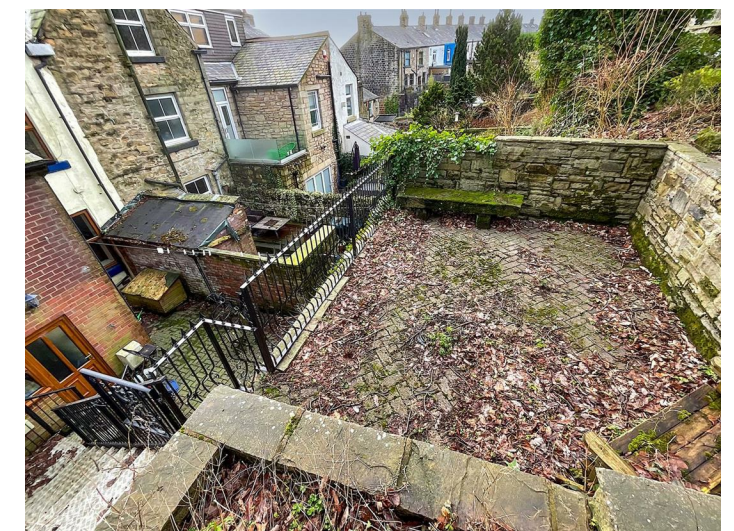


### Rear Garden

Private rear yard with elevated patio area



### Alternative View



### Front Elevation

Set behind dwarf stone wall and stepped pathway leading to front door.

Tenure - Freehold

Council Tax - Bury Band A