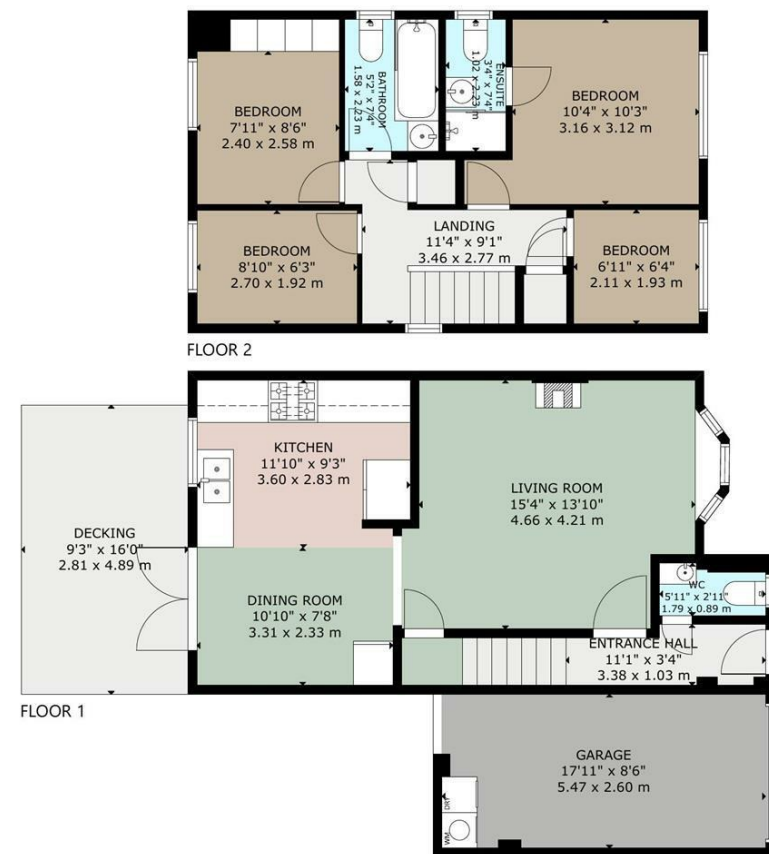




Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

**CHARLES LOUIS**  
HOMES LIMITED

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GROSS INTERNAL AREA  
TOTAL: 90 m<sup>2</sup>/970 sq ft  
FLOOR 1: 46 m<sup>2</sup>/500 sq ft, FLOOR 2: 44 m<sup>2</sup>/470 sq ft  
EXCLUDED AREA: GARAGE: 14 m<sup>2</sup>/153 sq ft, DECKING: 14 m<sup>2</sup>/148 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**25 Falstone Avenue**  
Ramsbottom, Bury, BL0 9LX

**Offers in the region of £385,000**



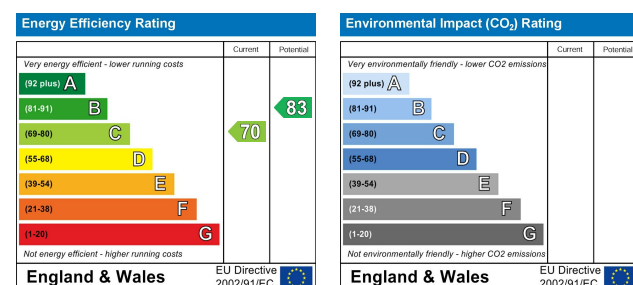
- Four Bedroom Detached Family Home
- Lounge & Open Plan Kitchen Diner
- Fabulous Garden with an Open Aspect
- Well Maintained & Nicely Presented

- Sold With No Chain, Set In a Well Sought After Location
- Family Bathroom, En Suite & D/S WC
- Garage, Driveway & Electric Charging Point
- Viewing Essential to Appreciate position



**Directions**

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St. Then turn left onto Nuttall Ln and continue straight onto Whittingham Dr. Turn left onto Falstone Ave Destination will be on the right Arrive: Falstone Avenue, Ramsbottom, Bury BL0 9LX, UK



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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# 25 Falstone Avenue

## Ramsbottom, Bury, BL0 9LX

Modern & Well-Presented Four Bedroom Detached Home in a Highly Sought-After Location

Charles Louis Homes is delighted to present this well-appointed detached family home located in a highly desirable area near Ramsbottom Town Centre.

This property features an entrance hall, ground floor WC, staircase to the first floor, a spacious lounge, a dining area, and an open-plan kitchen. The master bedroom includes an en-suite, complemented by three additional bedrooms and a family bathroom. The home is equipped with UPVC double glazing and gas central heating.

The standout feature of this property is its fabulous garden, which boasts a stunning woodland backdrop and expansive countryside views, including a view of the East Lancashire Railway. The garden includes a large feature decking area with an electric canopy and windbreakers on either side, leading down to a low-maintenance gravelled area and a lower decking space.

Additional amenities include an integral garage, driveway parking for at least two cars, and an electric charging point.

### Entrance Hall

11'1" x 3'4" (3.38m x 1.02m)

Composite front door opens into the hallway with wood effect laminate flooring, radiator, access to the downstairs WC, living room and stairs ascending to the first floor.

### Living Room

15'4" x 13'10" (4.67m x 4.22m)

With a front facing UPVC double glazed bow style window, wood effect laminate flooring, multi fuel burner with feature surround, radiator, TV point, power points and an open archway leading to the dining area.



### Dining Room

10'10" x 7'8" (3.30m x 2.34m)

With wood effect laminate flooring, vertical radiator, power points and UPVC French doors leading opening onto the feature decking area.



### Kitchen

11'10" x 9'3" (3.61m x 2.82m)

With a rear facing UPVC double glazed window, tiled flooring and power points, fitted with a range of wall and base units with contrasting work surfaces, inset double sink and drainer with mixer tap, space for a Range cooker with overhead extractor, integrated dishwasher and space for a fridge/freezer.



### Open Aspect



### Downstairs WC

5'11" x 2'11" (1.80m x 0.89m)

With a front facing UPVC opaque window, wood effect laminate flooring, low flush WC and hand wash basin,

### First Floor Landing

11'4" x 9'1" (3.45m x 2.77m)

With power points, loft hatch, storage cupboard and airing cupboard housing a newly fitted boiler (f2023).

### Master Bedroom

10'4" x 10'3" (3.15m x 3.12m)

With a front facing UPVC double glazed window, wood effect laminate flooring, fitted dressing unit and bed surround, radiator and power points.



### En-suite

3'4" x 7'4" (1.02m x 2.24m)

Fully tiled with a side facing opaque UPVC double glazed window, radiator, walk in shower unit with mains fed shower, low flush WC and hand wash basin with pedestal.

### Bedroom Two

7'11" x 8'6" (2.41m x 2.59m)

With a rear facing UPVC double glazed window with outstanding views over the garden, wooded area and open countryside, wood effect laminate flooring, radiator and power points.



### Bedroom Three

8'10" x 6'3" (2.69m x 1.91m)

With a rear facing UPVC double glazed window offering similar views, wood effect laminate flooring, radiator and power points.



### Bedroom Four

6'11" x 6'4" (2.11m x 1.93m)

With a front facing UPVC double glazed window, wood effect laminate flooring, radiator and power points.



### Bathroom

5'2" x 7'4" (1.57m x 2.24m)

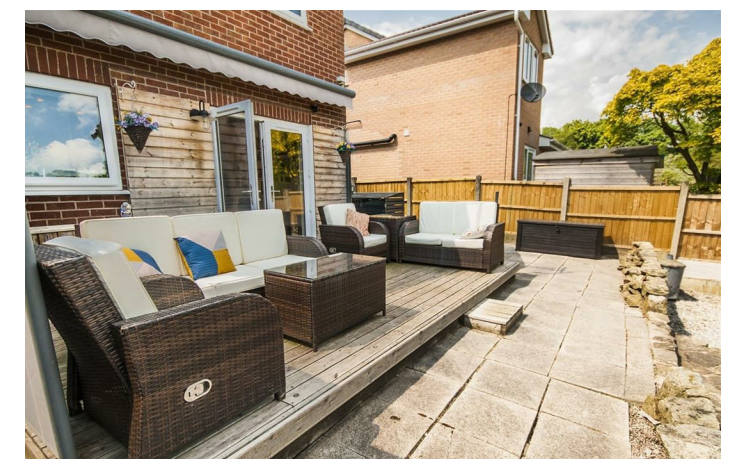
Partly tiled with a side facing opaque UPVC double glazed window, wood effect laminate flooring and radiator, fitted with a three piece bathroom suite comprising panel enclosed bath with electric shower over and screen, low flush WC and hand wash basin with pedestal.

### Front Garden

Newly completed driveway allowing parking for 2-3 vehicles, a lawned area and electric car charger point.

### Rear Garden

Featuring a large decking area with electric canopy and wind breakers either side, bin store, and external water supply, steps descend to gravelled area and onwards to a lower tier of decking. Backing on to woodland and open countryside beyond.



### Garage

With an up and over door, power and lighting, additional rear access door