



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

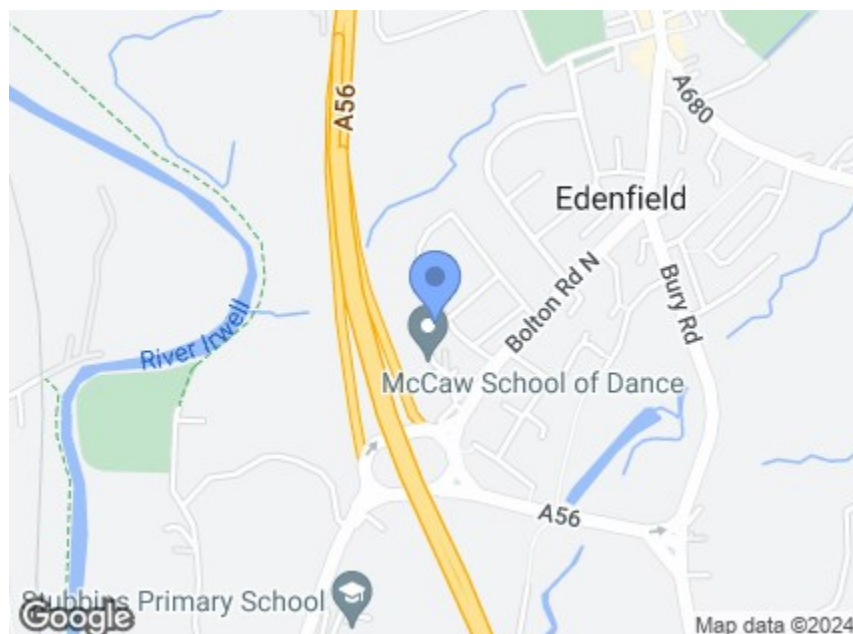
CHARLES LOUIS

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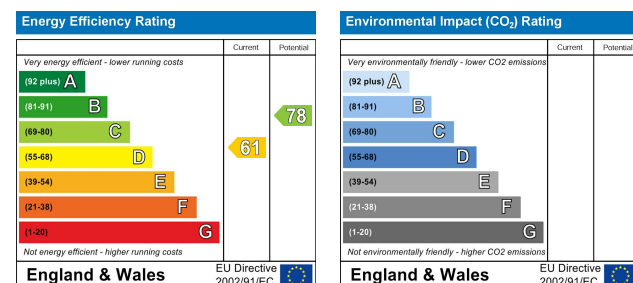


GROSS INTERNAL AREA
TOTAL: 114 m²/1,220 sq.ft
GROUND FLOOR: 63 m²/676 sq.ft, FIRST FLOOR: 51 m²/544 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head north on Central St towards Rothwell St. Turn right onto Carr St and then left onto Ramsbottom Ln/A676. Continue to follow A676 and at Edenfield Roundabout, take the 2nd exit onto Bolton Rd N. Lastly turn left onto Oaklands Rd.



11 Oaklands Road
Ramsbottom, Bury, BL0 0LR
£270,000



- Beautiful three-bedroom semi-detached home in the desirable Ramsbottom area.
- Cozy lounge and additional living room for extra space.
- Low-maintenance garden with patio and gravel areas for relaxation and outdoor gatherings.
- Located in a quiet and friendly neighborhood with easy access to local amenities, excellent schools, and transport links.
- Open-plan kitchen diner, ideal for everyday meals and entertaining guests.
- Bright conservatory that opens up to the garden for seamless indoor-outdoor living.
- Detached garage providing secure parking and extra storage space.
- Nearby town center offers a variety of shopping, dining, and entertainment options.

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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11 Oaklands Road

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****WELL PRESENTED THREE BEDROOM SEMI DETACHED**GARAGE & DRIVEWAY PARKING, WITH GARDEN****Introducing a beautiful three-bedroom semi-detached home located on Oaklands Road in the desirable Ramsbottom area. This charming property offers a blend of modern living and comfortable spaces, perfect for families and individuals alike.

The ground floor boasts an open-plan kitchen diner, ideal for both everyday meals and entertaining guests. The property features a cozy lounge, an additional living room for extra space, and a bright conservatory that opens up to the garden, providing a seamless indoor-outdoor living experience.

Outside, the low-maintenance garden is thoughtfully designed with patio and gravel areas, offering a perfect space for relaxation and outdoor gatherings without the upkeep of a traditional garden. Additionally, the property includes a detached garage, providing secure parking and extra storage space.

Located in a quiet and friendly neighborhood, this home provides easy access to local amenities, excellent schools, and transport links. The nearby town center offers a variety of shopping, dining, and entertainment options, ensuring all your needs are met within a short distance.

This property combines modern living spaces with a practical, low-maintenance garden and the added benefit of a detached garage, making it an ideal home for those seeking comfort and convenience in a fantastic location.

Entrance Hallway

4'9 x 3'9 (1.45m x 1.14m)
uPVC entrance door opening into the hallway, access to both the living room and lounge, laminate wood effect flooring, radiator and stairs ascending to the first floor.

Lounge

10'6 x 11'6 (3.20m x 3.51m)
With a front facing uPVC double glazed window, laminate wood effect flooring, open fire with feature surround, radiator and power points. Open plan access to Kitchen Diner



Living Room

12'3 x 17'10 (3.73m x 5.44m)
With a front facing uPVC double glazed window, gas fire place with surround, laminate wood effect flooring, radiator and power points. Sliding uPVC doors leading through to the conservatory



Alternative View



Kitchen Diner

13'10 x 10'11 (4.22m x 3.33m)
Tiled flooring, fitted with a range of wall and base units with a contrasting work top, inset 1 1/2 sink and drainer with a mixer tap, built in double oven and gas hob with extractor fan, plumbing for a dishwasher, space for a fridge freezer.



Alternative View



Conservatory

9 x 13 (2.74m x 3.96m)
Double patio doors to the side leading to the rear garden and patio area, laminate wood effect, radiator and power points



First Floor Landing

9'1 x 10'11 (2.77m x 3.33m)
With a rear facing uPVC double glazed window, access to all three bedrooms, family bathroom and loft access.

Bedroom One

12'3 x 12'5 (3.73m x 3.78m)
Front facing uPVC double glazed window, built in wardrobe, radiator, power points and central ceiling light



Bedroom Two

10'6 x 11'7 (3.20m x 3.53m)
Front facing uPVC double glazed window, built in wardrobe, radiator, power points and central ceiling light



Bedroom Three

8'6 x 10'11 (2.59m x 3.33m)
Rear facing uPVC double glazed window, built in wardrobe, radiator, power points and central ceiling light



Bathroom

9'2 x 5 (2.79m x 1.52m)
Partially tiled with tiled flooring, heated towel rail, three piece bathroom suite comprising of a panel enclosed bath with thermostatic shower and screen, low flush WC and a hand wash basin with vanity.



Rear Garden

An enclosed private low maintenance rear garden patio area and separate gravelled area



Front Driveway/ Garden

Driveway for 2 vehicles and footpath access to the front door.

Detached Garage

Fitted with an up and over door