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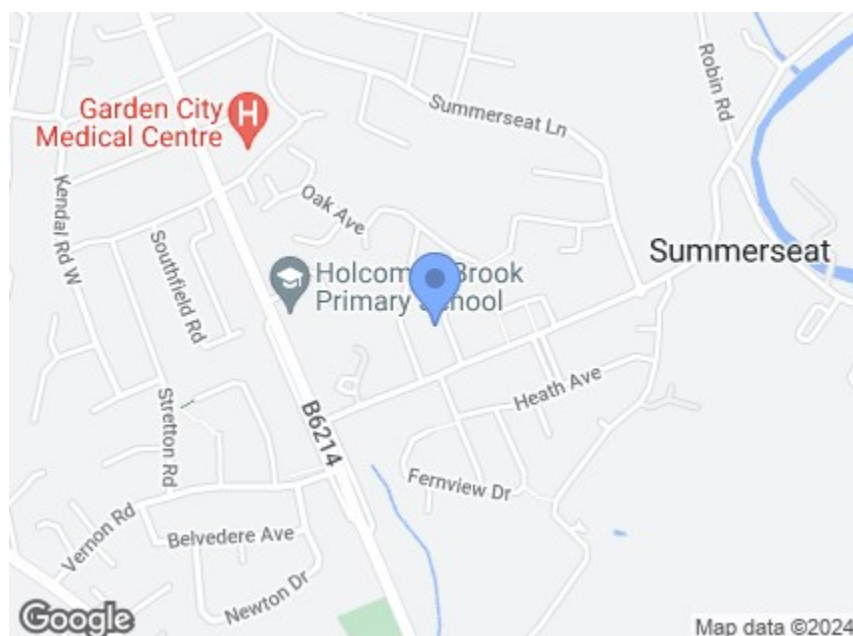


GROSS INTERNAL AREA  
TOTAL: 136 m<sup>2</sup>/1,463 sq ft  
FIRST FLOOR: 80 m<sup>2</sup>/858 sq ft, SECOND FLOOR: 56 m<sup>2</sup>/605 sq ft  
EXCLUDED AREA: GARAGE: 6 m<sup>2</sup>/66 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



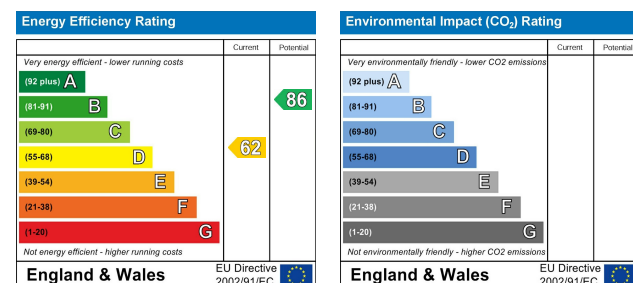
**9 Haworth Avenue**  
Ramsbottom, Bury, BL0 9UX

**Price guide £430,000**



**Directions**

From our central Ramsbottom office head north on Central St towards Rothwell St. Turn right onto Carr St and turn right onto Bolton St/A676. Turn left onto Longsight Rd/B6214 and then left onto Newcombe Rd. Lastly turn left onto Haworth Ave.



- Extended, Well Presented Four-Bedroom Dormer Bungalow
- Open Plan Kitchen, Diner & Family Room, Finished To High Standard
- Fully Refurbished Throughout, To The Highest Standard
- Close To All Local Amenities, Transport Links, Countryside Walks & Parks
- Located In A Quiet & Well Sought After Area, With Views Over Holcombe Hill
- Family Bathroom, En-Suite & Downstairs WC
- Garage, With Patterned Driveway & Garden To The Rear
- Viewing Highly Recommended to Appreciate Size, Finish & Location

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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# 9 Haworth Avenue

## Ramsbottom, Bury, BL0 9UX

**\*\*IMMACULATE FOUR BEDROOM DORMA BUNGALOW\*\*FULLY REFURBISHED THROUGHOUT TO THE HIGHEST STANDARD\*\*LOCATED IN A QUIET & WELL SOUGHT AFTER LOCATION\*\* Charles Louis Homes are delighted to present this fully refurbished four-bedroom Dorma bungalow, situated in the highly sought-after area of Holcombe Brook.**

Despite its peaceful location, offering both privacy and tranquillity it is conveniently close to a range of local amenities, including shops, supermarkets, top-rated schools, doctors, dentists, a post office, restaurants, and scenic countryside parks. The property has been fully refurbished from dpc up, including new walls, timbers, roof, floors, electrics, plumbing, krend, patterned driveway and much more.

The ground floor features an open plan living, dining, and kitchen area, finished to a high specification, with a separate downstairs WC, utility room, a second bedroom and a welcoming large hallway. Upstairs, the master bedroom includes an en-suite, accompanied by two further bedrooms and a family bathroom.

The bungalow benefits from double glazed windows and gas central heating throughout and ample storage space. Outside, the property boasts driveway parking for three cars and a well-maintained rear garden with a decked area and gravel patio area.

A must-see property!! Viewing is essential to appreciate the size and prime location of this home.

### Entrance Porch

67 x 27 (2.01m x 0.79m)

### Hallway

97 x 139 (2.92m x 4.19m)

Oak door opening into the large & spacious hallway, laminate wood flooring, coving, gas central heating radiator, inset spots, access to downstairs living accommodation, utility & downstairs WC, bedroom and stairs to first floor.



### Integral Garage

7 x 95 (2.13m x 2.87m)

Powered garage door, power sockets, lighting and storage cupboards, sink with hot and cold running water.

### Open Plan Kitchen/Breakfast Area

96 x 13 (2.90m x 3.96m)

Double glazed window to rear elevation, fitted with a range of modern wall and base units with quartz work tops, inset sink and drainer with a mixer tap, built in double oven and induction hob with extractor fan, integrated fridge freezer and dishwasher, laminate wood flooring, modern fitted radiator, inset spots, feature down hanging lights over breakfast area, glass door leading out to rear garden,



### Alternative View



### Dining Area

79 x 178 (2.36m x 5.38m)

Double oak wood doors, opening up through to this light and airy space, offering a great area for entertaining and relaxing room, with laminate wood flooring, inset spots, feature lights and power points, with access to living/family room.



### Living/Family Room

123 x 14'10 (3.73m x 4.52m)

Bi-folding doors opening up and overlooking garden, coving, inset spots, 2 x feature lights, laminate wood flooring, electric fire and surround, modern fitted radiator and power points



### Alternative View



### Utility Room

6'6 x 4'5 (1.98m x 1.35m)

Space & plumbing for washing machine & dryer, lighting and power points

### Downstairs WC

7 x 3'5 (2.13m x 1.04m)

Fitted with a two piece suite, comprising of low level wc and hand wash basin, combi boiler and lighting.

### Bedroom Two

11'9 x 13'1 (3.58m x 3.99m)

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



### First Floor Landing

138 x 3'11 (4.17m x 1.19m)

Leading off to master bedroom with en-suite, family bathroom and two further bedrooms.

### Master Bedroom

117 x 20'8 (3.53m x 6.30m)

Dual aspect uPVC double glazed windows to front and rear, gas central heating radiator, power points, inset spots and feature light, with access to en-suite.



### En-suite

6'3 x 6'11 (1.91m x 2.11m)

uPVC double glazed window to rear elevation, fitted with a three piece bathroom suite comprising of double walk in shower, low level WC and hand wash basin with vanity unit, fully tiled

### Bedroom Three

72 x 13'4 (2.18m x 4.06m)

Front facing uPVC double glazed window, gas central heating radiator, power points and centre ceiling light.



### Bedroom Four

6'3 x 9'9 (1.91m x 2.97m)

Front facing uPVC double glazed window, gas central heating radiator, power points and centre ceiling light.



### Family Bathroom

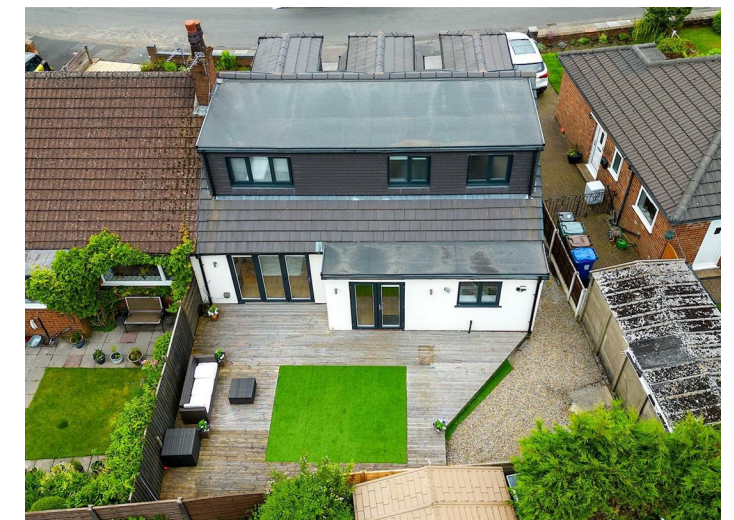
72 x 6'11 (2.18m x 2.11m)

uPVC double glazed window to rear elevation, fitted with a three piece bathroom suite comprising of a panel enclosed bath, low level WC and a hand wash basin with vanity unit, tiled floor and part tiled walls, inset spots and modern fitted radiator.



### Rear Garden

An enclosed private rear garden with views overlooking Holcombe Hill, fitted with a decked area, artificial grass and stone patio area, outside lights and access round to front of property.



### Alternative View



### Front External

Driveway parking for three cars and access to the front entrance and garage.