

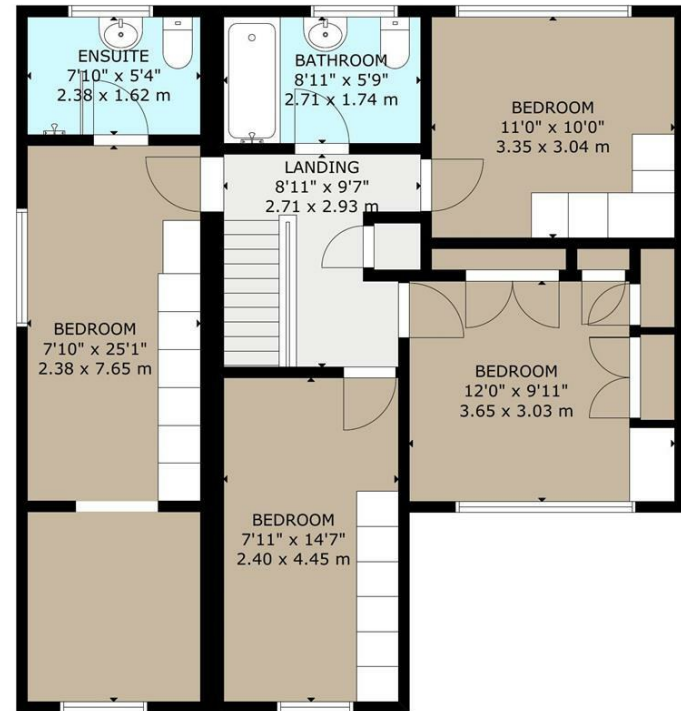
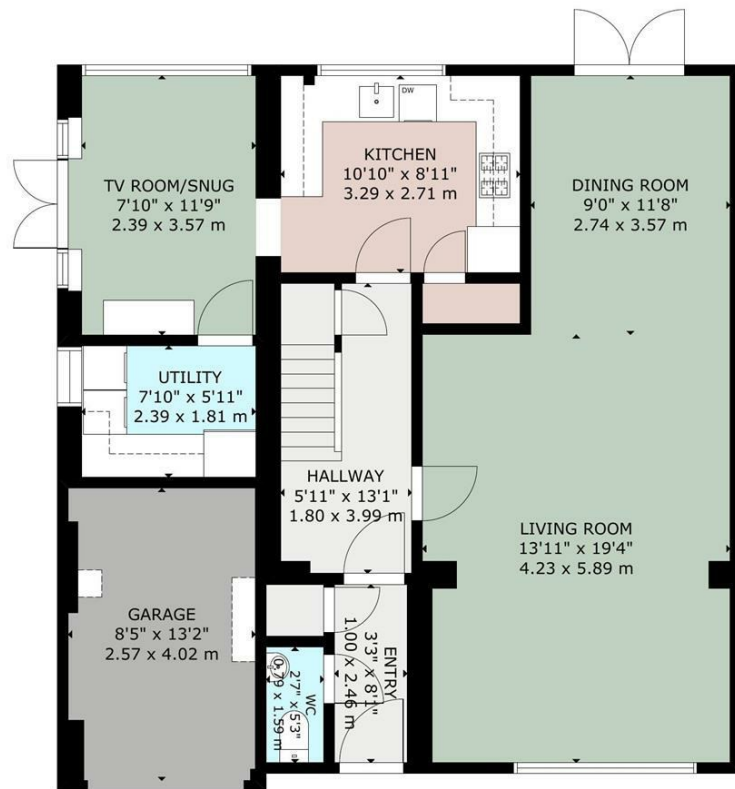


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

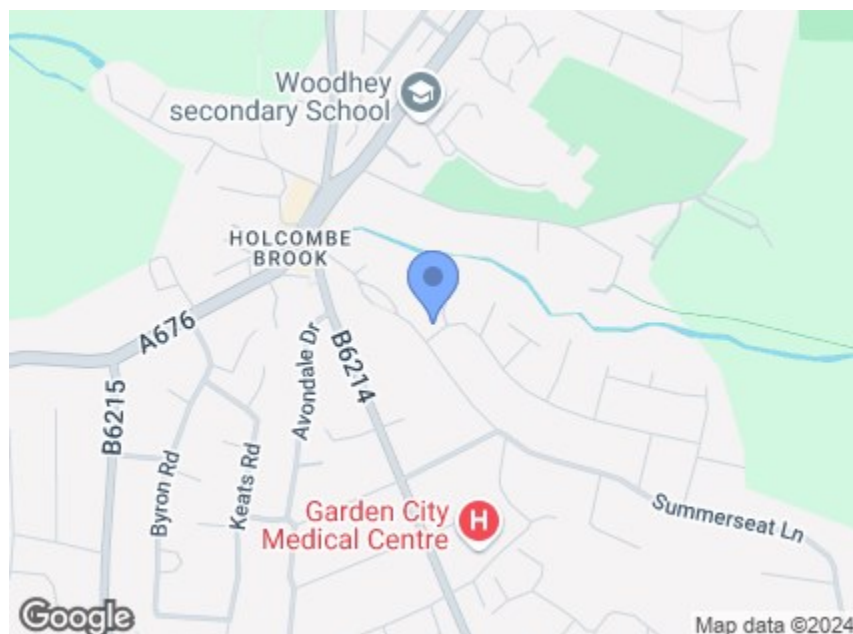
CHARLES LOUIS

HOMES LIMITED

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



GROSS INTERNAL AREA
TOTAL: 149 m²/1597 sq.ft.
GROUND FLOOR: 75 m²/805 sq.ft, FIRST FLOOR: 74 m²/792 sq.ft
EXCLUDED AREA: GARAGE: 10 m²/112 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 right onto Bolton St/A676. Next turn left onto Longsight Rd/B6214 and left again onto Mayfield Rd. Lastly, turn left onto Summerseat Ln and right onto Springwater Ave.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

1a Springwater Avenue

Ramsbottom, Bury, BL0 9RH

Price guide £520,000



- Well-presented four-bedroom extended detached home set on a corner plot
- Elegant, well-presented, and adaptable living spaces perfect for both living and working
- Kitchen equipped with integrated appliances, overlooking the rear garden and connecting to the snug and utility room
- Mature rear garden with a patio, enclosed for superior privacy
- Located in the quiet and sought-after area of Holcombe Brook, Bury
- Entrance porch leading to a hallway with a generously proportioned kitchen, open plan living and dining area, and additional snug/TV room
- First floor featuring a master bedroom with a dressing room and en-suite, three further spacious bedrooms, and a family bathroom
- Spacious garage and driveway parking for up to two vehicles

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****WELL PRESENTED FOUR BEDROOM EXTENDED DETACHED HOME**SET ON A CORNER PLOT IN A QUIET & SOUGHT-AFTER AREA** Nestled in the desirable Holcombe Brook area of Bury, this impeccable family residence on Springwater Avenue offers elegant, well-presented, and adaptable living spaces, perfect for both living and working.**

The entrance porch welcomes you into a hallway leading to a generously proportioned kitchen, open plan living and dining area, an additional snug/TV room, and a staircase ascending to the first floor.

The kitchen, equipped with integrated appliances, overlooks the rear garden and seamlessly connects to the snug and through to the utility room. Moving upstairs, the first floor unveils the master bedroom with a dressing room and an en-suite, three further spacious bedrooms, and a family bathroom.

The rear of the property boasts a mature garden with a patio, enclosed for superior privacy. Additionally, residents benefit from a spacious garage and driveway parking for up to two vehicles.

Holcombe Brook is a highly sought-after area known for its peaceful, family-friendly environment and excellent amenities. The area offers a blend of rural charm and modern convenience, with easy access to beautiful countryside walks and outdoor activities. Residents enjoy proximity to reputable schools, local shops, cafes, and restaurants, as well as excellent transport links to Bury town centre and beyond, making it an ideal location for families and professionals alike.

Entrance

3'3 x 8'1 (0.99m x 2.46m)
uPVC entrance door opening into the hallway with under floor heated tiled flooring Access to downstairs WC and hallway.

Downstairs WC

2'7 x 5'3 (0.79m x 1.60m)
Tiled flooring, low level WC and hand wash basin with pedestal

Hallway

5'11 x 13'1 (1.80m x 3.99m)
Panelled glass internal door opening into the hallway laminate wood effect flooring and radiator. Access to the living room, kitchen and stairs ascending to the first floor.

Living Room

13'11 x 19'4 (4.24m x 5.89m)
With a front facing uPVC double glazed window, coving, radiator, central ceiling light and power points



Dining Room

9 x 11'8 (2.74m x 3.56m)
uPVC patio doors leading to the rear garden, radiator, power points, and a central ceiling light



Kitchen

10'10 x 8'11 (3.30m x 2.72m)
uPVC double glazed window to the rear, tiled flooring, fitted with a range of wall and base units with a contrasting work top and downlights, inset sink and drainer with a mixer tap, built in double oven, gas hob with extractor fan, integrated dishwasher and fridge freezer, inset ceiling spot lights.



TV Room/Snug

7'10 x 11'9 (2.39m x 3.58m)
With a side facing uPVC double glazed double patio door leading to the garden and decked area, laminate wood effect flooring, coving, central ceiling light, radiator and power points Access through to utility room.



Utility

7'10 x 11'9 (2.39m x 3.58m)
uPVC double glazed door to the side of the property, tiled flooring, fitted with base units with a contrasting work top, plumbing for a washing machine and dryer, plus space for a fridge freezer.

First Floor Landing

8'11 x 9'7 (2.72m x 2.92m)
Access to all four bedrooms and family bathroom and loft access.

Bedroom One

7'10 x 25'1 (2.39m x 7.65m)
Front facing uPVC double glazed window, walk through wardrobe space with fitted wardrobes, radiator, power points central ceiling lights and access to the master en-suite



Dressing Room and En-suite

7'10 x 5'4 (2.39m x 1.63m)
Fully tiled with a rear facing opaque uPVC double glazed window, heated towel rail extractor fan, walk in shower cubicle with mains fed shower, WC and hand wash basin.



Bedroom Two

7'11 x 14'7 (2.41m x 4.45m)
Front facing uPVC double glazed window, fitted wardrobes, power points and a central ceiling light.



Bedroom Three

12 x 9'11 (3.66m x 3.02m)
Front facing uPVC double glazed window, fitted wardrobes, power points and a central ceiling light.

Bedroom Four

11 x 10 (3.35m x 3.05m)
Rear facing uPVC double glazed window, fitted wardrobes, power points and a central ceiling light.



Family Bathroom

8'11 x 5'9 (2.72m x 1.75m)
Fully tiled, heated towel rail, extractor fan, three piece bathroom suite comprising of a panel enclosed bath, with a thermostatic shower above, low flush WC and a hand wash basin with pedestal



Garage

8'5 x 13'2 (2.57m x 4.01m)

Rear Garden

An enclosed private rear garden with a decked area and lawn



Front Driveway/ Garden

Mainly laid to lawn with a driveway for 2 vehicles.

Tenure - Leasehold
Council tax - Bury band D