

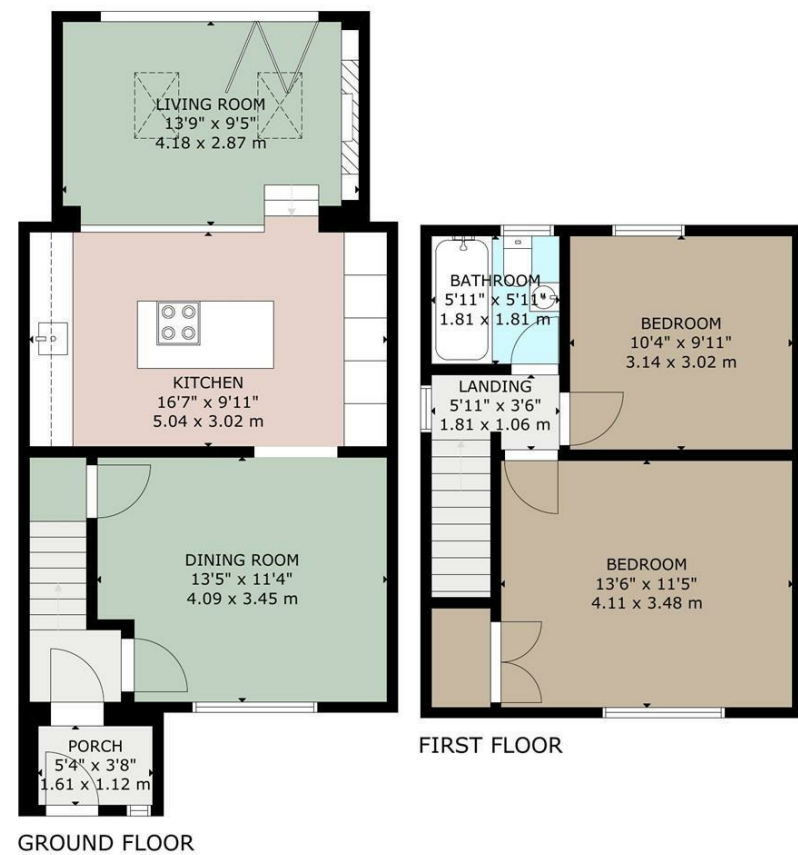


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
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# CHARLES LOUIS

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GROSS INTERNAL AREA  
TOTAL: 82 m<sup>2</sup>/884 sq ft  
GROUND FLOOR: 48 m<sup>2</sup>/519 sq ft, FIRST FLOOR: 34 m<sup>2</sup>/365 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



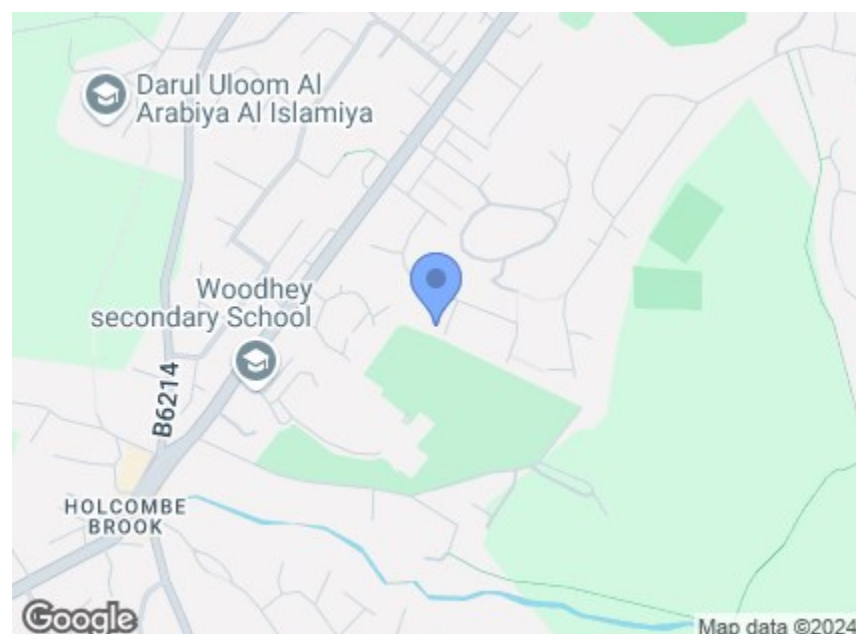
## 5 York Drive Ramsbottom, Bury, BL0 9QD

Price guide £240,000



- Inviting two-bedroom property on York Drive in Ramsbottom.
- Features a private and secure rear garden ideal for outdoor activities and relaxation.
- Located in a vibrant community with excellent local amenities.
- Variety of shops, supermarkets, cafes, and restaurants nearby.

- Offers an exceptional living experience for families and individuals.
- Well-designed interior providing ample space for comfortable living.
- Close to highly regarded schools such as St. Joseph's RC Primary School and Woodhey High School.
- Opportunity to embrace a comfortable and well-connected lifestyle in a sought-after area.



### Directions

From our central Ramsbottom office head north on Central St towards Rothwell St. Next turn right onto Carr St, then turn right onto Bolton St/A676. Turn left onto Cunliffe Ave and turn right onto Chester Dr. Continue onto Lancaster Ave. Then, turn right onto York Dr. The 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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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.



# 5 York Drive

## Ramsbottom, Bury, BL0 9QD

This inviting two-bedroom property on York Drive in Ramsbottom offers an exceptional living experience for families and individuals alike. The home features a private and secure rear garden, perfect for outdoor activities, gardening, and relaxation in a peaceful setting. The well-designed interior provides ample space for comfortable living, making it an ideal choice for those seeking a harmonious blend of style and practicality.

Planning for a single storey extensions at side and rear; loft conversion with dormer extension at rear has been agreed - (Bury Council Planning reference 68384).

Ramsbottom is renowned for its vibrant community and excellent local amenities. Families will appreciate the proximity to highly regarded schools such as St. Joseph's RC Primary School and Woodhey High School, both known for their strong academic programs and supportive learning environments. The area also boasts a variety of shops, supermarkets, cafes, and restaurants, ensuring that daily necessities and dining options are easily accessible.

This property on York Drive provides a wonderful opportunity to embrace a comfortable and well-connected lifestyle in the sought-after area of Ramsbottom. For more details or to arrange a viewing, please contact us at your earliest convenience.

### Entrance Porch

54 x 3'8" (1.63m x 1.12m)  
uPVC entrance door opening into the hallway and stairs ascending to the first floor.

### Dining Room

135 x 11'4" (4.09m x 3.45m)  
Wood effect laminate flooring, central ceiling light, radiator and power points, access through to the kitchen.



### Kitchen

167 x 9'11" (5.05m x 3.02m)  
Wood effect laminate flooring, fitted with a range of wall and base units with a contrasting quartz work top and downlights, inset sink with a mixer tap, built in double oven and induction hob, integrated dishwasher and fridge freezer, inset ceiling spot lights. Breakfast island with overhead feature lighting and an integrated wine fridge.



### Living Room

With a rear facing uPVC bi-folding doors opening out to the rear decked area and garden, two Velux windows for additional light, laminate wood effect flooring, media wall with integrated feature fire place, radiator and power points.



### First Floor Landing

5'11 x 3'6" (1.80m x 1.07m)  
With a side facing uPVC double glazed window, radiator and loft access.

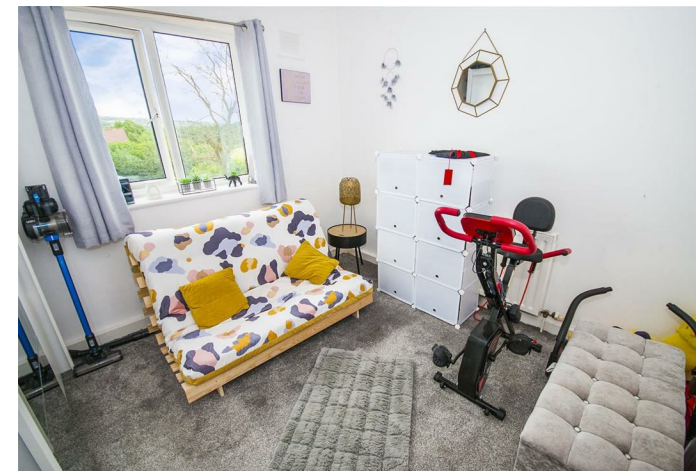
### Bedroom One

136 x 11'5" (4.11m x 3.48m)  
Front facing uPVC double glazed window, radiator, power points and a central ceiling light



### Bedroom Two

104 x 9'11" (3.15m x 3.02m)  
Rear facing uPVC double glazed window, radiator, power points



### Bathroom

5'11 x 5'11 (1.80m x 1.80m)  
Partially tiled, three piece bathroom suite comprising of a panel enclosed bath with thermostatic shower and screen, low flush WC and a hand wash basin with pedestal.



### Rear Garden

Decked patio area with steps down to the artificial lawn and planted raised beds



Tenure - Leasehold  
Council Tax - Bury band A