

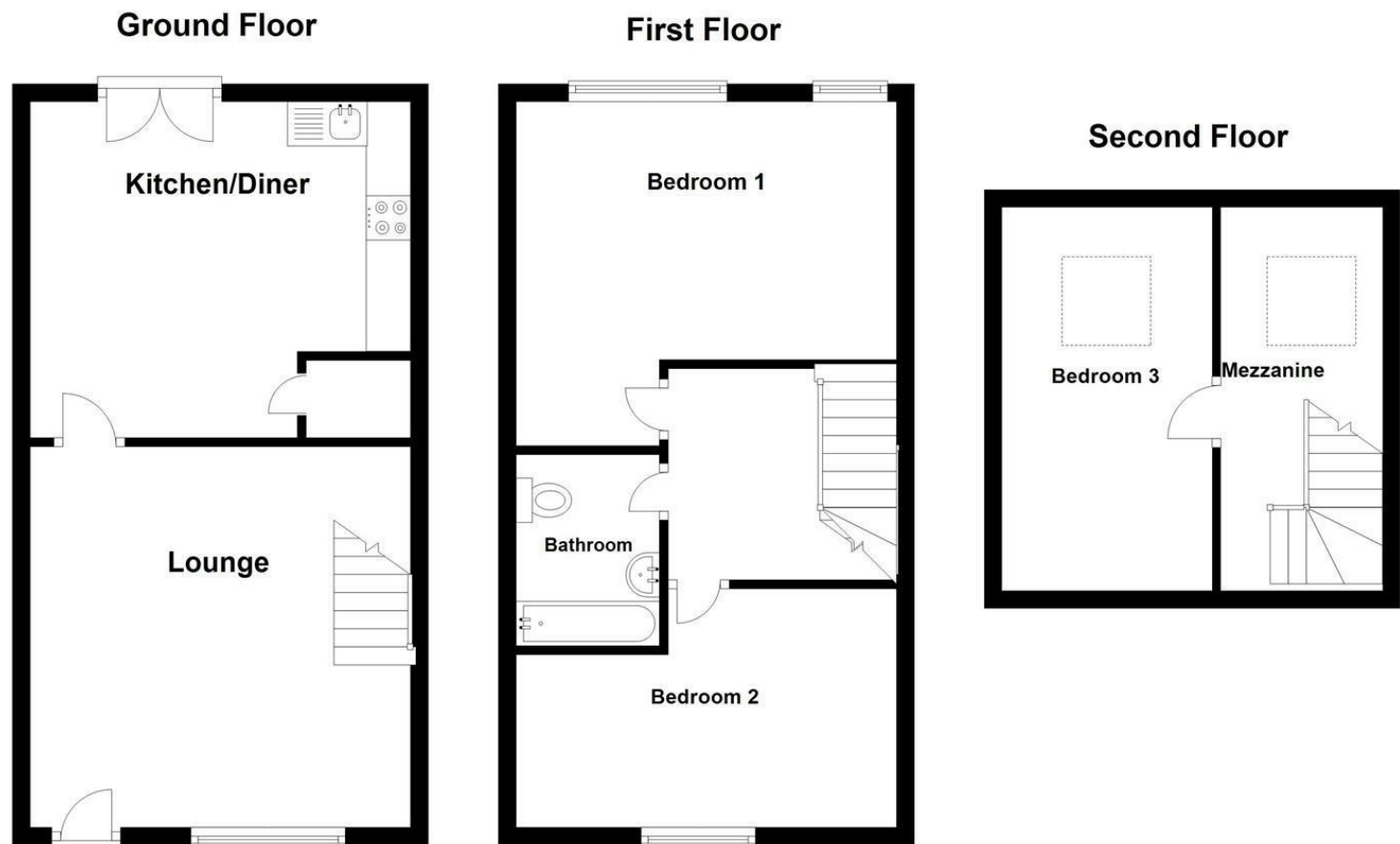


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CHARLES LOUIS

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Directions

From our central Ramsbottom office head west on Carr St towards Market Pl, turn left onto Callender St and then right onto Rostron Rd. Turn left onto Albert St, then turn right onto Joy St and turn left onto Victoria St

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 86 | 86 | A | A |
| 58 | 86 | B | A |
| | 86 | C | B |
| | 86 | D | C |
| | 86 | E | D |
| | 86 | F | E |
| | 86 | G | F |
| | 86 | | G |

81 Victoria Street
Ramsbottom, Bury, BL0 9EB

Price guide £229,000



- Beautiful & Well Presented Spacious Cottage, Set Over Three Floors
- Well Appointed & Walking Distance To The Heart Of Ramsbottom
- Sold With No Chain
- Low Maintenance Garden to Rear & Views Over Ramsbottom
- Three Good Sized Bedrooms, Plus Mezzanine/Office Space
- Open Plan Kitchen & Dining Area With Separate Lounge
- Gas Central Heating & Doble Glazing Throughout
- A Must See!!! To Appreciate Size Charm & Location Of Property

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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****SOLD WITH NO CHAIN**WELL PRESENTED SPACIOUS COTTAGE, CLOSE TO THE CENTRE OF RAMSBOTTOM**THREE BEDROOMS, SET OVER THREE FLOORS*****

A spacious & well appointed stone cottage over three floors ideally situated in the heart of Ramsbottom Town, only a few minutes walk to the town centre as well as to the surrounding hills and countryside.

This surprising family home benefits from having an attractive garden to the rear and generous accommodation comprising in brief; Lounge and Dining Kitchen to the ground floor, two double bedrooms and a stylish bathroom to the first floor, third double bedroom and mezzanine/office area to the second floor.

Ideal for a young family or perhaps a professional couple wanting space to work from home, the property is sold with no chain and is a must see, to appreciate the size, charm and location.

Lounge

14'1 x 14'1 (4.29m x 4.29m)

UPVC entrance door opens into the lounge with a front facing UPVC window, radiator, TV point, telephone point and power points.



Open Plan Kitchen/Diner

14'2 x 12'5 max (4.32m x 3.78m max)

With tiled flooring, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven, with gas hob and extractor hood, plumbing for a washing machine, space for a fridge/freezer, under-stairs cupboard and UPVC French doors opening out to the garden.



First Floor Landing

With stairs ascending to the second floor.

Bedroom One

13'5 x 11'10 max (4.09m x 3.61m max)

With two rear facing UPVC windows with far reaching country views, radiator and power points.



Bedroom Two

13'5 x 8'7 max (4.09m x 2.62m max)

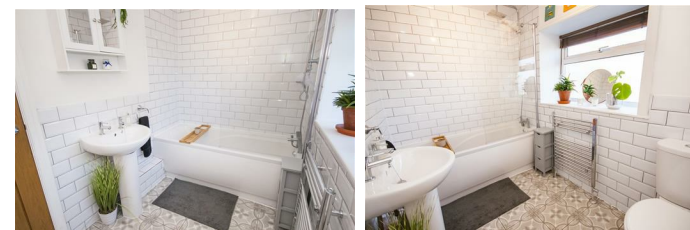
With a front facing UPVC window with a view of Peel Tower, radiator and power points.



Family Bathroom

8'9 x 5'5 (2.67m x 1.65m)

Partly tiled with a side facing opaque UPVC window, tiled flooring, heated towel rail, three piece suite comprising of; a panel enclosed bath with shower over and screen, low flush WC and hand wash basin with pedestal.



Mezzanine/Office

14'1 x 5'9 (4.29m x 1.75m)

With a velux window, storage space and power points.



Bedroom Three

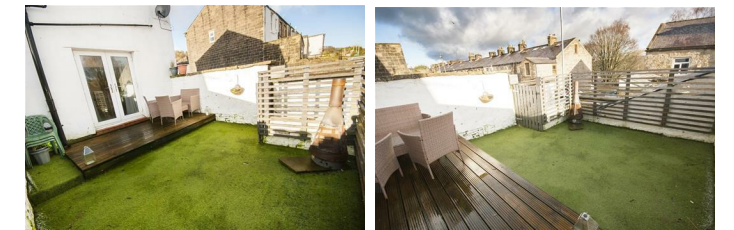
14'2 x 6'5 (4.32m x 1.96m)

With a velux window, radiator and power points.



Rear Garden

An enclosed and low maintenance garden with faux lawn and steps leading to a storage area and a decking area,



Alternative View



Tenure - Leasehold
Council Tax - Bury Band B