



Charles Louis Homes Ltd  
4 Bolton Street  
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Bury  
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# CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA  
TOTAL: 106 m<sup>2</sup>/1,139 sq ft  
GROUND FLOOR: 48 m<sup>2</sup>/513 sq ft, FIRST FLOOR: 37 m<sup>2</sup>/397 sq ft, SECOND FLOOR: 21 m<sup>2</sup>/229 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



20 Albert Street  
Ramsbottom, Bury, BL0 9EL

Price guide £280,000



- Modern yet charming mid-terrace three-bedroom stone cottage
- Located on a quiet no-through road with open views
- Parking available on both sides of the street
- Short walk to the town centre with independent shops, restaurants, bars, and vibrant music scene
- Features an entrance vestibule, lounge, dining room, kitchen, three bedrooms, and well-appointed bathroom
- Enclosed courtyard with plants and outdoor storage, plus a front patio
- Equipped with gas central heating and full double glazing
- Early viewing recommended



### Directions

From our central Ramsbottom office, head west on Callender St towards Central St. Turn left onto Rostron Rd and then left onto Albert St.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
61	82		

Energy Efficiency Rating: 61 (Current), 82 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: (Current and Potential ratings are not explicitly shown in the image).

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.

# 20 Albert Street

## Ramsbottom, Bury, BL0 9EL

Charles Louis Homes is excited to offer this modern yet charming mid-terrace three bedroom stone cottage. The property is on a quiet no-through road with open views and parking on both sides. It's a short walk to the town centre with independent shops, restaurants, bars, and a vibrant music scene.

The cottage features an entrance vestibule, lounge, dining room, and kitchen, three bedrooms, and a well-appointed bathroom. There's an enclosed courtyard with plants and outdoor storage, a front patio, gas central heating, and full double glazing. Early viewing recommended.

Ramsbottom is a thriving small town with a traditional high street, independent shops, cafes, bars, restaurants, and markets. It offers a family-friendly community, parks, and hosts various annual events. Located 14 miles from Manchester, it has excellent transport links and access to beautiful countryside.

### Entry

3'4 x 4 (1.02m x 1.22m)

Composite entrance door opens into a vestibule with tiled flooring and inner door leading to living room.

### Living Room

14'1 x 14'2 (4.29m x 4.32m)

With a front facing uPVC window offering an open outlook over Ramsbottom to hills, working fireplace with wood burning stove, radiator, wood effect laminate flooring, TV point, telephone and power points.



### Dining Room

14'1 x 12'4 (4.29m x 3.76m)

Wood effect laminate flooring, through room to the kitchen from the living room



### Kitchen

9'1 x 14'5 (2.77m x 4.39m)

With a rear and side facing uPVC window, plus two Velux windows, a range of all and base units with contrasting stone work top, inset sink and drain unit, an integrated double oven and microwave, space for fridge-freezer, dishwasher and washing machine, tiled flooring.

### First Floor Landing

5'8 x 12'1 (1.73m x 3.68m)

With a storage cupboard and enclosed under stair storage

### Bedroom Two

13'4 x 8'9 (4.06m x 2.67m)

With a front facing uPVC window providing beautiful far reaching views over Ramsbottom to hills, inset ceiling spot lights, radiator and power points.



### Bedroom Three

7'3 x 8'11 (2.21m x 2.72m)

With a rear facing uPVC window, inset ceiling spot lights, radiator and power points.



### Bathroom

7'3 x 7'9 (2.21m x 2.36m)

Partially tiled, radiator and extractor fan, four piece suite comprising panel enclosed bath with hand shower, walk in shower with glass screens, WC and wash basin.



### Second Floor - Bedroom One

14'5 x 15'11 (4.39m x 4.85m)

With a two front facing Velux window, fitted wardrobes, eaves storage to both sides and power points.



### Rear Yard



### Views



Tenure - Leasehold  
Council Tax - Bury Band B