



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

CHARLES LOUIS
HOMES LIMITED

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

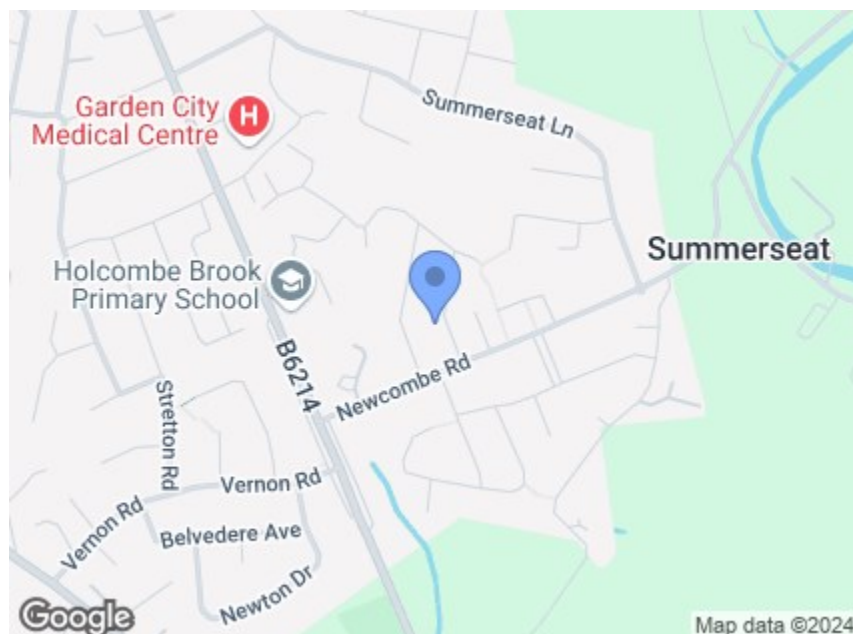


GROSS INTERNAL AREA
TOTAL: 136 m²/1,463 sq ft
FIRST FLOOR: 80 m²/858 sq ft, SECOND FLOOR: 56 m²/605 sq ft
EXCLUDED AREA: GARAGE: 6 m²/66 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



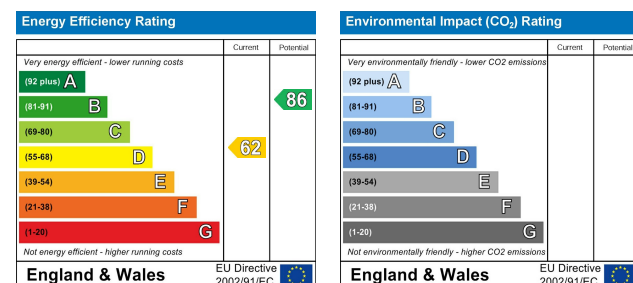
9 Haworth Avenue
Ramsbottom, Bury, BL0 9UX

£1,800 Per month



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 & Immaculately Presented Four-Bedroom Dorma Bungalow
- Fully Refurbished Throughout, To The Highest Standard
- Close To All Local Amenities, Transport Links, Countryside Walks & Parks
- Family Bathroom, En-Suite & Downstairs WC
- Located In A Quiet & Sought After Area, With Views Over Holcombe Hill
- Offered For a Six Month Let Ideal & Avialable Mid November
- Open Plan Kitchen, Diner & Family Room, Finished To High Standard
- Patterned Driveway For 3 Cars & Garden To The Rear

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.

Tel: 0161 9590166

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****SIX MONTH TEANANCY**IMMACULATE FOUR BEDROOM DORMA BUNGALOW**FULLY REFURBISHED THROUGHOUT TO THE HIGHEST STANDARD**LOCATED IN A QUIET & SOUGHT AFTER LOCATION** Charles Louis Lettings 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 top to bottom including new walls, timbers, roof, floors, electrics, plumbing, 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. Outside, the property boasts driveway parking for three cars and a well-maintained rear garden with a decked area and gravel patio area.

Ideal as a short stay tenancy between sale and purchase, or for a six month work placement in the area, Call today for more details or to arrange a viewing.

Entrance Porch

6'7 x 2'7 (2.01m x 0.79m)

Hallway

9'7 x 13'9 (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 9'5 (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

9'6 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

7'9 x 17'8 (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

12'3 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

13'8 x 3'11 (4.17m x 1.19m)

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

Master Bedroom

11'7 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

7'2 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

7'2 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.

Front External

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

Tenure - Leasehold

Council Tax - Bury band B