

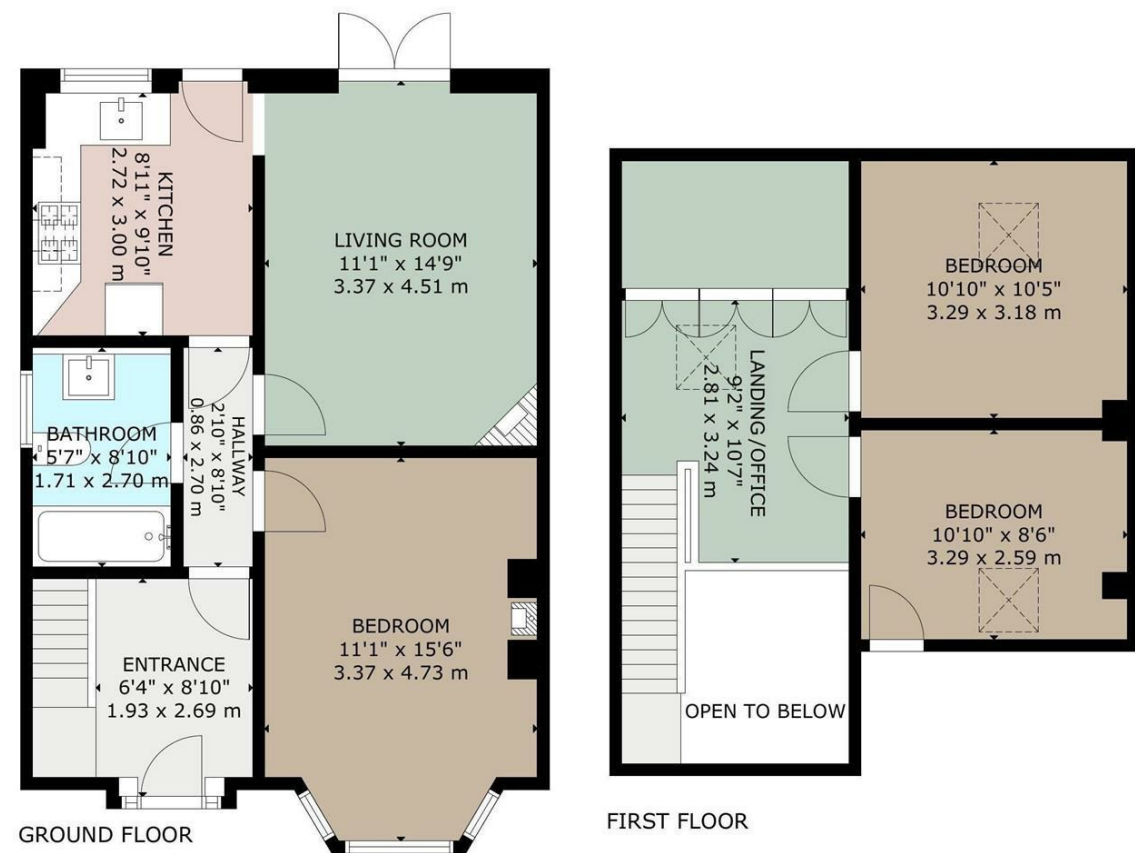


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

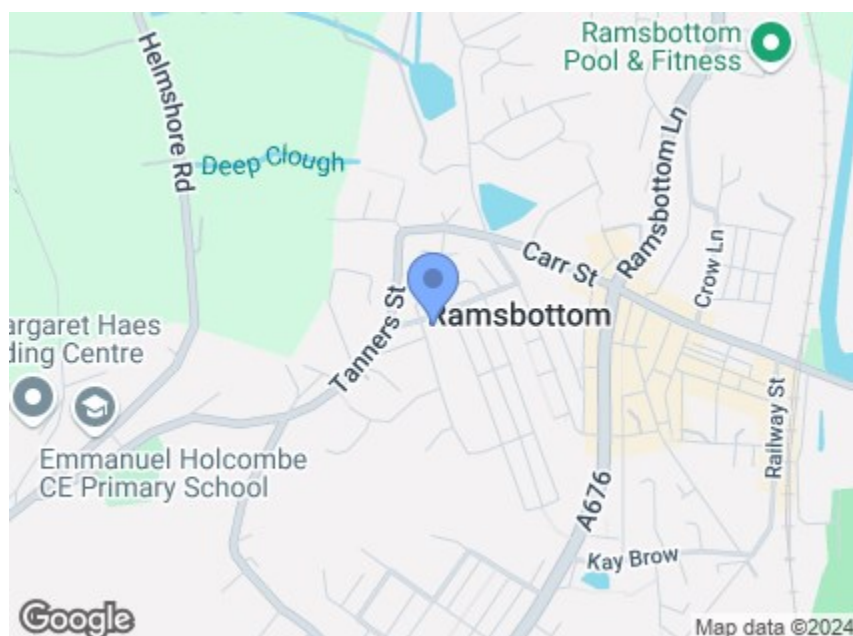
CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 89 m²/959 sq.ft
GROUND FLOOR: 55 m²/592 sq.ft, FIRST FLOOR: 34 m²/367 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head north on Bolton St/A676 towards Smithy St. Turn left onto Carr St and then left onto Callender St. Lastly, turn right onto Rostron Rd.

43 Rostron Road
Ramsbottom, Bury, BL0 9EE

Offers over £299,995



- Well presented semi-detached bungalow with modern design & presentation.
- Located in a well sought after area & within walking distance to town centre.
- Modern fitted kitchen/diner & family bathroom
- Close to local amenities, transport links & motorway access
- Three well proportioned bedrooms with mezzanine, used as office space
- Gas central heating & double glazing throughout
- Gardens to front & rear, with driveway parking
- A Must See!!! To appreciate finish, size & charm 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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****WELL PRESENTED THREE BEDROOM SEMI DETACHED BUNGALOW **SITUATED IN A QUIET & WELL SOUGHT AFTER LOCATION**DRIVEWAY PARKING & GARDENS TO FRONT & REAR****

Charles Louis Homes is delighted to present this beautiful and well maintained three bedroom semi-detached bungalow, situated just a short walk from Ramsbottom Town Centre. Set over two levels with vaulted ceilings, this light and airy home offers modern living at its finest.

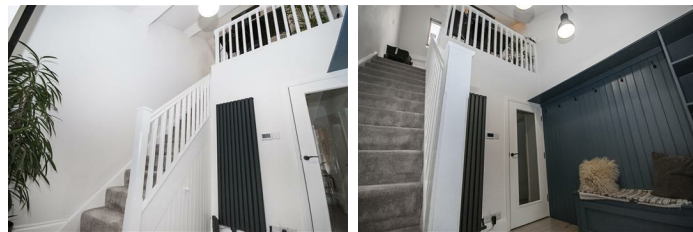
The property features an inviting entrance hallway, a contemporary fitted kitchen/diner, and a spacious living area with French doors that open onto the landscaped rear garden. The ground floor also includes a generously sized master bedroom and a stylish three-piece bathroom suite.

Upstairs, an open-plan office/mezzanine with Velux windows, leading off to two double bedrooms. Outside, there is ample driveway parking and a low-maintenance, well-tended garden at the rear.

Viewing is highly recommended to fully appreciate the charm, modern design, and stunning presentation of this exceptional home.

Entrance Hallway

6'4 x 8'10 (1.93m x 2.69m)
uPVC entrance door opening into the hallway with a uPVC double glazed side panel window, solid wood flooring, radiator and stairs ascending to the first floor.

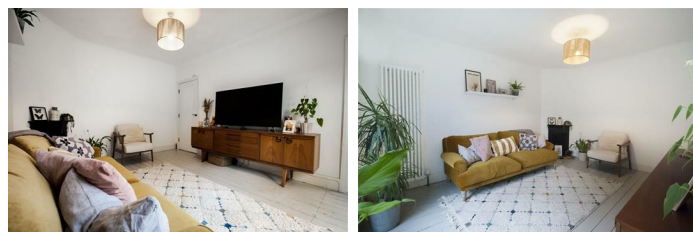


Living Room

11'1 x 14'9 (3.38m x 4.50m)
With a rear facing uPVC double glazed double patio doors overlooking the rear garden, wooden flooring, cast iron fire place with tiled surround, coving, radiator and power points.



Alternative View



Kitchen Diner

8'11 x 9'10 (2.72m x 3.00m)
Laminate wood effect flooring, fitted with a range of wall and base units with a contrasting work top and downlights, inset 1 1/2 sink and drainer with a mixer tap, integrated oven and four ring gas hob with extractor fan, plumbing for a dishwasher and washing machine, space for a fridge freezer, inset ceiling spot lights.



Master Bedroom

11'1 x 15'6 (3.38m x 4.72m)
Front facing uPVC double glazed bay window, electric log burner, wood flooring, radiator, power points and a central ceiling light



Alternative View



Family Bathroom

5'7 x 8'10 (1.70m x 2.69m)
Window to side elevation, partially tiled, heated towel rail, fitted with a 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.



First Floor Landing/Office

9'2 x 10'7 (2.79m x 3.23m)
Accessed via the staircase on the ground floor, the open plan room has a Velux window, and inset ceiling spotlights.

Bedroom Two

10'10 x 8'6 (3.30m x 2.59m)
Velux window, radiator, power points and inset spots



Alternative View



Bedroom Three

10'10 x 10'5 (3.30m x 3.18m)
Velux window, radiator, power points and inset spots



Alternative View



Rear Garden

An enclosed private rear garden with a decked patio area and artificial grass lawn, external lighting and water supply



Garage & Driveway

Detached garage with an up and over door, additional driveway parking for 2 vehicles.

Tenure - Leasehold
Council Tax - Bury band B