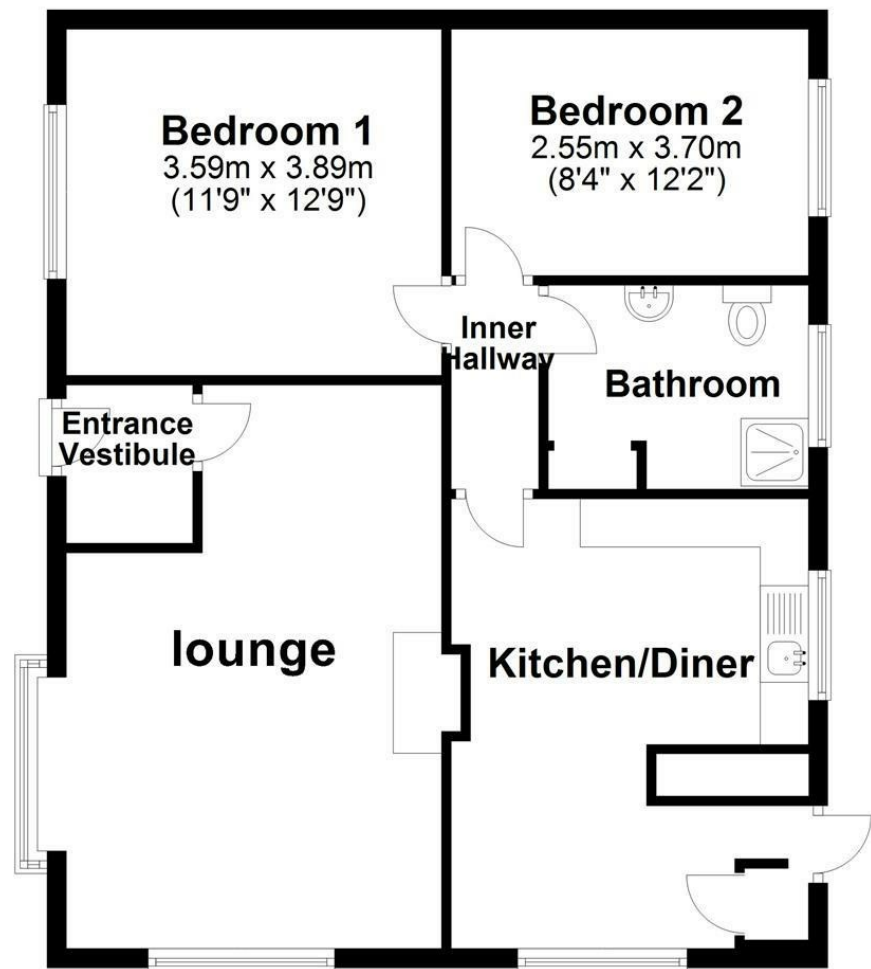
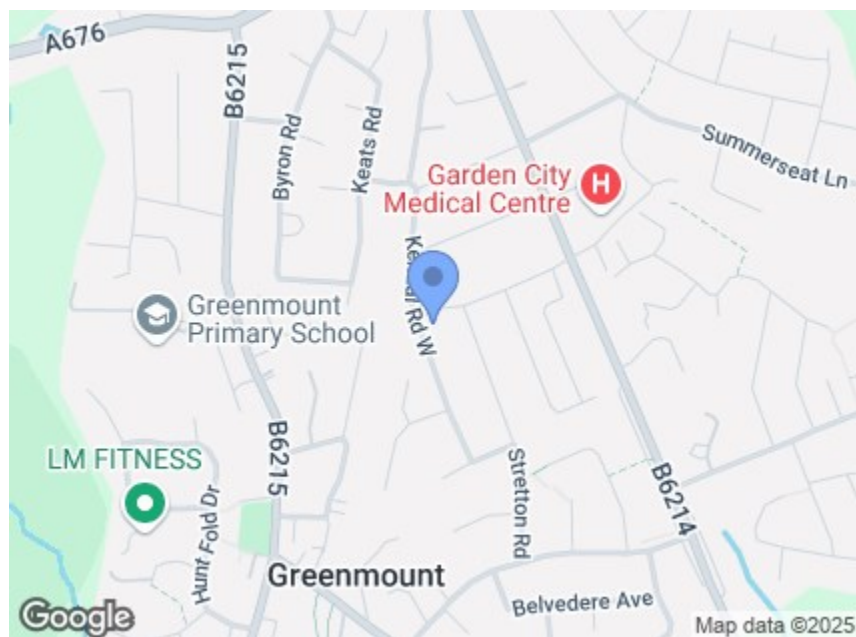


Ground Floor
Approx. 73.5 sq. metres (791.3 sq. feet)



Total area: approx. 73.5 sq. metres (791.3 sq. feet)



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
86	70		

The table provides energy and environmental ratings. The Energy Efficiency Rating shows a current score of 86 (Band B) and a potential score of 70 (Band D). The Environmental Impact (CO₂) Rating shows a current score of 86 (Band B) and a potential score of 70 (Band D). Both ratings are based on the EU Directive 2002/91/EC for England & Wales.



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27 Westgate Avenue
Ramsbottom, Bury, BL0 9SS

£1,200 Per month



- Spacious Bungalow on a Large corner Plot
- Beautifully presented & Enviably Situated
- Easy access to amenities, shops, and public transport
- Two good size bedrooms, shower room
- Generous gardens front and rear
- Driveway with space for two cars

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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27 Westgate Avenue

Ramsbottom, Bury, BL0 9SS

This beautifully presented 2-bedroom bungalow is situated on a large corner plot in a quiet and much sought after area of Ramsbottom. The property features a spacious living room with a feature wall fire, offering a warm and inviting space for relaxation. The large kitchen diner is a standout feature, providing ample space for cooking and entertaining.

With two well-sized, bedrooms and a bathroom, this bungalow offers comfortable living throughout. Externally you'll find gardens front and rear, ideal for outdoor enjoyment plus driveway parking to the side for two cars.

Located in a peaceful area with easy access to local amenities, shops, and excellent transport links, this bungalow is perfect for a couple or a small family.

Enquire now to secure a viewing!

Entrance Vestibule

Front facing UPVC entrance door opens into the entrance vestibule with inner door opening to the lounge.

Lounge

12'9 x 19'2 (3.89m x 5.84m)

With a front facing UPVC double glazed box bay window and a window to the side aspect, feature wall fire, radiator, TV point and power points.



Internal Hall

With a radiator and loft access.

Kitchen/ Diner

15'3 x 10'8 x 8'8 (4.65m x 3.25m x 2.64m)

With a side and rear facing UPVC double glazed windows, laminate wood effect flooring, radiator, power points, range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven and grill at eye level, electric hob with extractor hood, cupboard with space for dryer, integrated fridge and freezer and UPVC door to the rear.



Master Bedroom

13'0 x 11'9 (3.96m x 3.58m)

With a front facing UPVC double glazed window, radiator and power points.



Bedroom Two

12'2 x 8'4 (3.71m x 2.54m)

With a rear facing UPVC double glazed window, radiator and power points



Shower Room

8'7 x 6'9 (2.62m x 2.06m)

Partly tiled with a rear facing opaque UPVC double glazed window, tiled flooring, radiator, extractor fan, walk in shower unit with mains fed shower, low flush WC and hand wash basin with pedestal. With a cupboard providing space to house a washing machine.

Gardens

With a private rear garden mainly laid to lawn with a patio area and solar powered sensor lights lighting the driveway as you drive in.



Council Tax Band D