



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

**CHARLES LOUIS**

HOMES LIMITED

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)

**Ground Floor**



**First Floor**



**Directions**

From the Ramsbottom office, at the lights turn right on to Bolton Road West. Continue following the road up and take the third right turn next to the major pub. Then take the second left turn which takes you onto Stanley street where you will find the property situated on the left hand side with a Charles Louis For Sale Board outside.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	87		86
	58		52

**25 Stanley Street**  
Ramsbottom, Bury, BL0 9JG

**Guide price £160,000**



- Two Bedroom Well Presented
- Recently Refurbished
- Modern Fitted Kitchen/Dining Room
- Rear Yard to Rear with Views

- Stone Terraced Cottage
- Ideal For First Time Buyers
- Modern Fitted Bathroom
- Viewing Highly Recommended to Appreciate 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.

# 25 Stanley Street

Ramsbottom, Bury, BL0 9JG

- \* Two Bedroom Well Presented
- \* Stone Terraced Cottage
- \* Recently Refurbished
- \* Ideal For First Time Buyers
- \* Modern Fitted Kitchen/Dining Room
- \* Modern Fitted Bathroom
- \* Rear Yard to Rear with Views
- \* Viewing is Highly Recommended to Appreciate Property

**\*\*WELL PRESENTED STONE COTTAGE, RECENTLY REFURBISHED SET IN A DESIRABLE LOCATION\*\***  
Charles Louis Homes are pleased to bring to the market this well presented two bedroom stone cottage, situated in Ramsbottom Village. The property in brief comprises of entrance porch, living room with log burner, modern style kitchen/diner, staircase to first floor where bedroom one, two and bathroom are located. The property benefits from gas central heating and double glazing throughout. To the rear of the property is a yard which is concreted with shrubberies and views overlooking Ramsbottom. This property is ideal for First Time Buyers and Investors. Viewing it essential to appreciate the charm of this property.

## Entrance / Porch

Upvc door leading into front entrance, with small cloakroom, leading into Living Room.

## Living Room

15 x 13.8 (4.57m x 3.96m.2.44m)  
Entrance from vestibule, Upvc window to front elevation, multi fuel burner, laminate wooden flooring, gas central heating radiator, centre ceiling light, power points, TV point.



## Alternative View of Living Room



## Kitchen / Dining Room

13.8 x 12.4 (3.96m.2.44m x 3.66m.1.22m)  
Upvc window x 2 to rear elevation, range of wall and base units with laminate work top, inset double sink with mixer tap, integrated oven and four ring gas hob with extractor above, space for fridge and freezer, plumbed for washing machine and dishwasher, laminate flooring, centre ceiling light, stairs leading to first floor, Upvc door leading out to rear yard.



## Landing

Leading off to Bedroom one, two and bathroom and loft access with pull down ladder and part boarded with electric.

## Bedroom One

13.9 x 14.8 (3.96m.2.74m x 4.27m.2.44m)  
uPVC window to front elevation, laminate wooden flooring, centre ceiling light, gas central heating radiator, power points.



## Bedroom Two

8.2 x 12 (2.44m.0.61m x 3.66m)  
Upvc window to rear elevation, centre ceiling light, gas central heating radiator, power points.



## Bathroom

6.4 x 5.6 (1.83m.1.22m x 1.52m.1.83m)  
Upvc frosted window rear elevation. Three piece suite comprising of low level WC, wash hand basin, bath with thermostatic shower above with glass screen, part tiled walls, laminate flooring, chrome heated towel rail, centre ceiling light.



## Rear Yard

Concrete flooring, shrubberies to the right hand side, enclosed with wooden fencing and access to back street through rear gate.



The property is located in the thriving town of Ramsbottom. which is close to all local amenities and large supermarkets. Ramsbottom has easy access to all motorways links and local regular bus routes as well as links to Manchester and Bury Town Centre. With a variety of local bars and award winning restaurants, Ramsbottom provides a good social scene for any generation. Ramsbottom provides outstanding schools and local parks and historical landmarks which are close to your doorstep.