



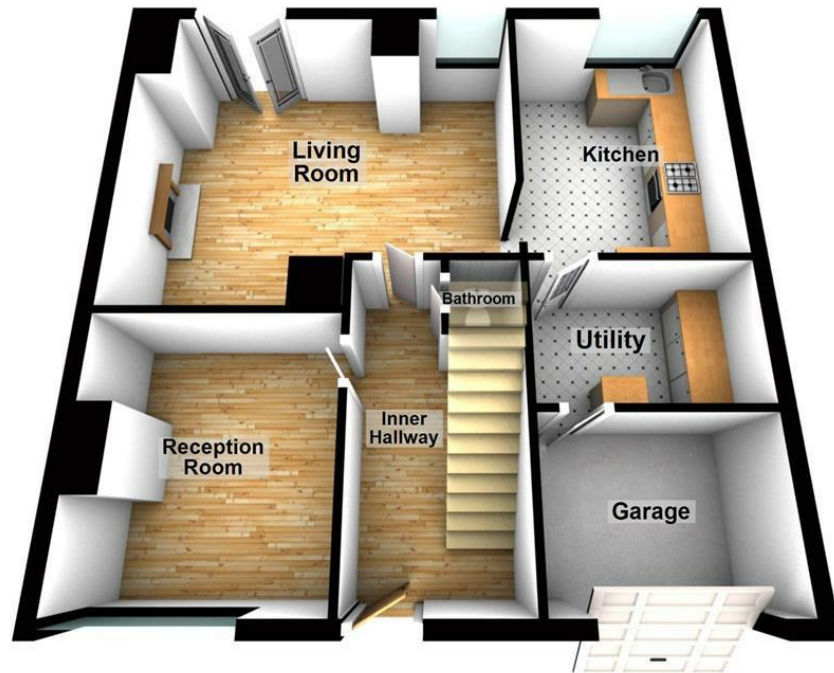
Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

**CHARLES LOUIS**

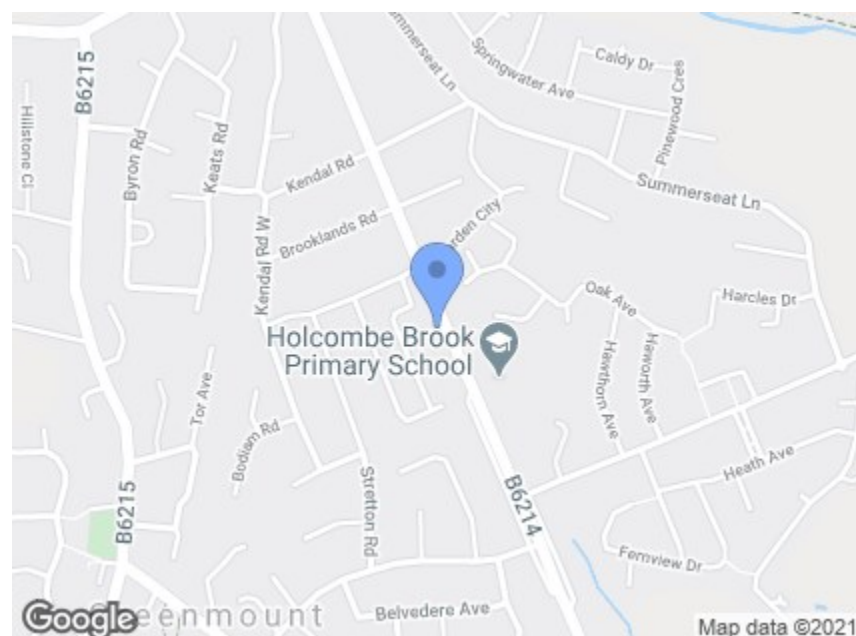
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HOMES LIMITED

Ground Floor

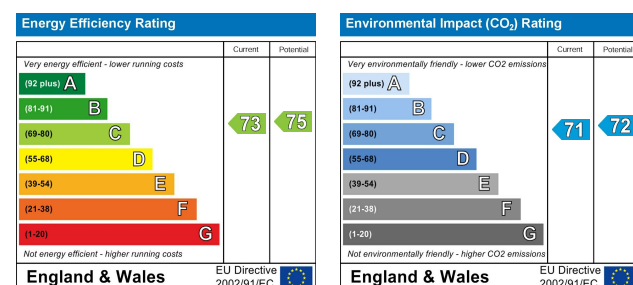


First Floor



**Directions**

From Charles Louis Head Office in Ramsbottom, turn onto Bolton street and continue onto Bolton Street West and head towards Holcombe Brook. At the traffic lights, turn left onto Longsight Road and you will find the property on the right hand side with a For Sale Board outside.



**66 Longsight Road**  
Holcombe Brook, Ramsbottom, Bury, BL0 9SZ

**Offers over £330,000**



- Extended Bay Fronted Semi-Detached
- Two Receptions/Open Plan Living to Rear
- Modern Fitted Four Piece Bathroom & Downstairs WC
- Driveway Parking & Well Proportioned Garden To Rear
- Immaculate Three Bedroom Property
- Modern Fitted Kitchen & Utility Room
- Fantastic Location Near Countryside & Parks
- Viewing Essential to Appreciate 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.



# 66 Longsight Road

## Holcombe Brook, Ramsbottom, Bury, BL0 9SZ

**\*\*\*IMMACULATE EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY\*\*STUNNING LOCATION CLOSE TO THE COUNTRYSIDE\*\*A MUST SEE!!!!**Charles Louis Homes are pleased to bring to the market this immaculate three bedroom semi-detached house. The property is set in the popular location of Holcombe Brook, with ample countryside surrounding the area. The property in brief comprises of entrance hallway, downstairs wc, reception room one, open plan living room /dining room to rear with views overlooking the garden, kitchen and utility room. From the entrance hallway, the staircase leads up to first floor where you will find the master bedroom, bedroom two and three and family bathroom. The property benefits from gas central heating and double glazing throughout. The property also offers driveway parking for up to two vehicles with a well proportioned and maintained garden to the rear. The property is close to Peel Tower and many other local parks with restaurants and bars on your doorstep. Viewing is a must and is essential to appreciate the charm of this property.

### Entrance Hallway

Composite door to front elevation, laminate wood flooring, centre ceiling light, gas central heating radiator, dado rail, staircase leading to first floor.

### Downstairs WC

Two Piece suite comprising of low level wc, wash hand basin with splash back tiles, laminate flooring, extractor fan, centre ceiling light.

### Reception Room One

13'9 x 11 (4.19m x 3.35m)  
uPVC bay fronted window to front elevation, coving, centre ceiling light, gas central heating radiator, laminate wood flooring.



### Open Plan Living Room/ Dining Room

16'6 x 11'5 (5.03m x 3.48m)  
uPVC window and double doors opening onto and overlooking well presented garden, feature fire place with multifuel stove, wall lights, coving, inset spotlights, laminate flooring, open plan living with dining area, leading off to kitchen



### Alternative View



### Kitchen

13'3 x 9'5 (4.04m x 2.87m)  
uPVC window to rear elevation, overlooking the garden, fitted with ample modern wall and base units in light grey, franke sink with mixer tap, laminate worktops, splashback tiling, x4 ring Neff gas hob, Neff double oven, integrated Neff dishwasher, inset spot lights, tiled flooring, anthracite grey feature radiator, access to utility room, and access to rear garden.



### Utility Room

Plumbed for washer and space for separate tumble drier and fridge freezer, housing boiler, power and lights.

### Landing

Leading off to Bedroom One, Two and Three and family Bathroom, with loft access.

### Bedroom One

13'9 x 11'3 (4.19m x 3.43m)  
uPVC bay fronted window to front elevation, centre ceiling light, gas central heating radiator.



### Bedroom Two

12'9 x 11'4 (3.89m x 3.45m)  
uPVC window to rear elevation, laminate flooring, centre ceiling light, gas central heating radiator.



### Bedroom Three

7'1 x 6'4 (2.16m x 1.93m)  
uPVC window to front elevation, centre ceiling light, gas central heating radiator.



### Bathroom

7'4 x 6'5 (2.24m x 1.96m)  
uPVC frosted window to rear elevation, four piece suite in white, comprising of low level wc, wash hand basin, bath and walk in corner shower cubicle, part tiled walls, vinyl flooring, chrome heated towel rail and down lighters.



### Rear Garden

To the rear, there is a raised yorkshire patio area with steps leading down to lawned area, mature shrubs, new garden shed, fencing, external light and water tap.



### Alternative View



### Garage

Electric roller shutter door, part garage, which is used for storage, centre ceiling light, power sockets.

### Front External

The property has a blocked paved driveway, providing off road parking for two vehicles, with shrubs and maintained boundary hedge to the left.