



Directions

From Charles Louis Homes office turn onto Bridge street and continue until you take the left turn on to Peel Brow. At the end of the road turn left and continue on Whalley Road until you reach the property which is on the left hand side, with a For Sale sign outside the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	82	82	82

EU Directive 2002/91/EC

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.



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

CHARLES LOUIS
HOMES LIMITED

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



Tower View Whalley Road
Ramsbottom, Bury, BL0 0DG

Price guide £585,000



- Immaculate & Spacious Detached Property
- Family Bathroom, Three En-Suites & Downstairs WC
- Views Over Holcombe Hill & Terrace To Rear
- Double Garage & Private Secure Parking for up to Eight Vehicles
- Five Double Bedrooms, Set Over Three Levels
- Open Plan Living Area, Dining Room & Conservatory
- Large South Westerly Garden & Patio Area

Tower View Whalley Road

Ramsbottom, Bury, BL0 0DG

****TOWER VIEW**** AN IMMACULATELY PRESENTED FIVE BEDROOM DETACHED PROPERTY **SET OVER THREE LEVELS** IDEAL FOR MULTI-GENERATIONAL FAMILY LIVING **STUNNING LOCATION & VIEWS** A MUST SEE!! **Charles Louis Homes are privileged to bring to the market this immaculate and stunning six bedroom detached house, situated a short distance from Ramsbottom Town Centre. The property is set in a very popular location, with ample parks and countryside surrounding the area. The property in brief comprises entrance hall, open plan living/dining room, kitchen, designed to a high specification, downstairs WC and conservatory leading to balcony and rear garden with views over Holcombe Hill. From the entrance hallway, the staircase leads up to first floor where you will find the Master Bedroom and Bedroom Two, both with en-suites and views to rear, Bedroom three, bedroom four which is used as office/study and family bathroom. Again, from the entrance hallway, the staircase leads down to the lower ground floor where you will find the games room/reception room leading out onto the patio and large garden through double doors, bedroom five with en-suite, bedroom six and access to double garage with utility area. The property benefits from gas central heating and double glazing throughout. The property also offers private secure driveway parking for up to eight vehicles. The gardens are well maintained and surround the property with views to rear. Viewing is a must and is essential to appreciate the charm and the size of this property.

Ground Floor

Porch

uPVC door to front elevation with surrounding uPVC windows, inset spots & marble floor, leading through to hallway

Hallway

Centre ceiling light, gas central heating radiator, marble flooring, access to open plan living area and conservatory, dining room, kitchen, downstairs wc, wooden staircase leading to lower ground floor and first floor.

Open Plan Living Room

132 x 30'8" (4.01m x 9.35m)

uPVC x 2 floor to ceiling double windows to rear elevation with views overlooking Holcombe Hill, x2 windows to side elevation, offering a light and spacious living accommodation, There is access through to the conservatory, again with views overlooking Holcombe Hill and access to roof terrace, through double doors with stairs to garden. Built in wall feature gas fire place, inset spot lights, x2 gas central heating radiators, open plan to dining room.



Conservatory

8'6" x 13'7" (2.59m x 4.14m)

Views overlooking Holcombe hill, uPVC windows all round with double doors leading to outside terrace, marble flooring, gas central heating radiator.



Dining Room

9'9" x 11'6" (2.97m x 3.51m)

uPVC window to front and side elevation, marble floor, gas central heating radiator, centre ceiling feature light.



Kitchen

9'8" x 15'5" (2.95m x 4.70m)

uPVC window to front elevation, wide range of modern wall and base units in gloss, one and half sink with mixer tap, chrome effect splash back tiles, granite worktops in black, 5 ring hob with modern glass and chrome chimney style extractor, integrated dishwasher, integrated oven and microwave, space for double fridge freezer, marble flooring, inset spots, down lighting, gas central heating radiator



Downstairs WC

6'2" x 3'1" (1.88m x 0.94m)

Modern two piece suite, comprising of low level wc and wash hand basin with storage unit below, fully tiled walls, tiled floor, inset spots, extractor.

Lower Ground Floor

Storage Cupboard, gas central heating radiator, smoke alarm, light, access to Bedroom Four with en-suite, Bedroom Five, Games Room/Reception Room two and double garage and Utility.

Games Room/Reception Room

124 x 21'2" (3.76m x 6.45m)

uPVC double doors to rear elevation, leading off to Indian stone patio and lawn, solid wood flooring, centre ceiling light plus inset spots, gas central heating radiator.



Bedroom Five

9'9" x 10'2" (2.97m x 3.10m)

Double Bedroom with inset spots, gas central heating radiator, door leading off to en-suite

En-Suite

5'4" x 5'8" (1.63m x 1.73m)

uPVC window to side elevation, modern three piece suite comprising of low level wc, sink walk in shower with thermostatic shower, mosaic tiled walls, tiled floor, chrome heated radiator, inset spots.

Bedroom Six

11'5" x 9'8" (3.48m x 2.95m)

uPVC window to side elevation, gas central heating radiator, inset spots.

Double Garage & Utility Room

17'4" x 21'2" (5.28m x 6.45m)

Electric door with light and control leading off private stoned driveway, lighting and power points, utility area with plumbing for washer and dryer, laminate worktop and storage cupboards

First Floor

Master Bedroom

11'7" x 18'9" (3.53m x 5.72m)

uPVC window to rear elevation with views overlooking Holcombe Hill, solid wooden flooring, centre ceiling light with fan, inset spots, gas central heating radiator, power points, door leading off to en-suite.



En-Suite

7'2" x 5'7" (2.18m x 1.70m)

uPVC window to rear elevation, Modern three piece suite consisting of low level wc, wash hand basin, double walk in shower, chrome heated towel rail, inset spots, chrome towel shelving unit, fully tiled walls, tiled floor.

Bedroom Two

13'1" x 12'4" (3.99m x 3.76m)

uPVC window to rear elevation with views overlooking Holcombe Hill, inset spots, gas central heating radiator, power points, door leading off to en-suite.



En-Suite

5'4" x 5'6" (1.63m x 1.68m)

Modern three piece suite consisting of low level wc, wash hand basin with cupboard below, walk in shower, chrome heated towel rail, inset spots, fully tiled walls, tiled floor.

Bedroom Three

12'1" x 9'8" (3.68m x 2.95m)

uPVC window to front elevation, double bedroom with inset spots, gas central heating radiator, power points.

Loft

33' x 8' (10.06m x 2.44m)

Boarded out with light

Family Bathroom

7'4" x 6'2" (2.24m x 1.88m)

uPVC frosted window to side elevation, Modern three piece suite, comprising of low level wc, wash hand basin, bath with thermostatic shower above and glass panel, vanity unit with mirror, chrome heated towel rail, fully tiled walls, tiled floor, inset spots.



Bedroom Four - Office/Study

10'4" x 6'2" (3.15m x 1.88m)

uPVC window to front elevation, wooden flooring, gas central heating radiator, inset spots, power points.

Garden & Private Driveway

To the rear of the property is a secure stoned driveway, with electric gates and offers parking for minimum five vehicles with access to double garage with electric roller shutter. The garden is enclosed with wooden panelled fencing and surrounds the property. To the rear is lawn and shrubs, with an Indian stoned patio area. There is also access to property with staircase leading to an additional top terrace with views overlooking Holcombe hill. The property also benefits with outside lighting and security light.



Alternative View



Front External

Set behind a dwarf wall with metal gate and indian stone pathway leading to front door with mature bushes and red stone on either side of walkway.