



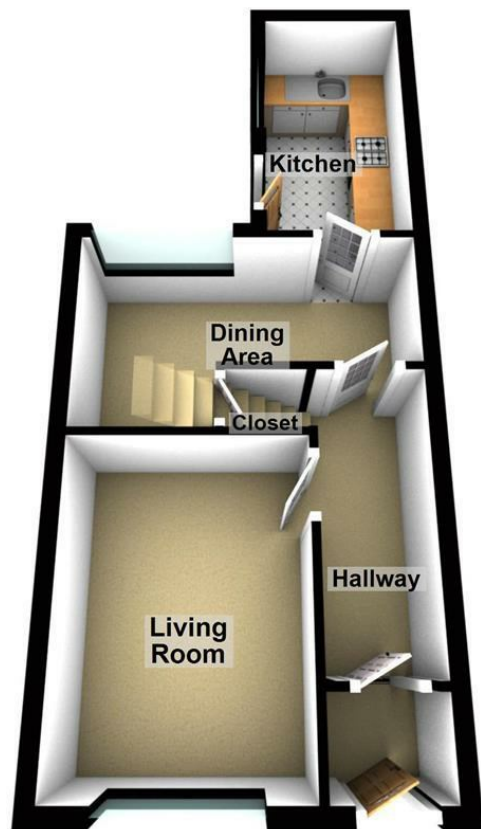
Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

**CHARLES LOUIS**

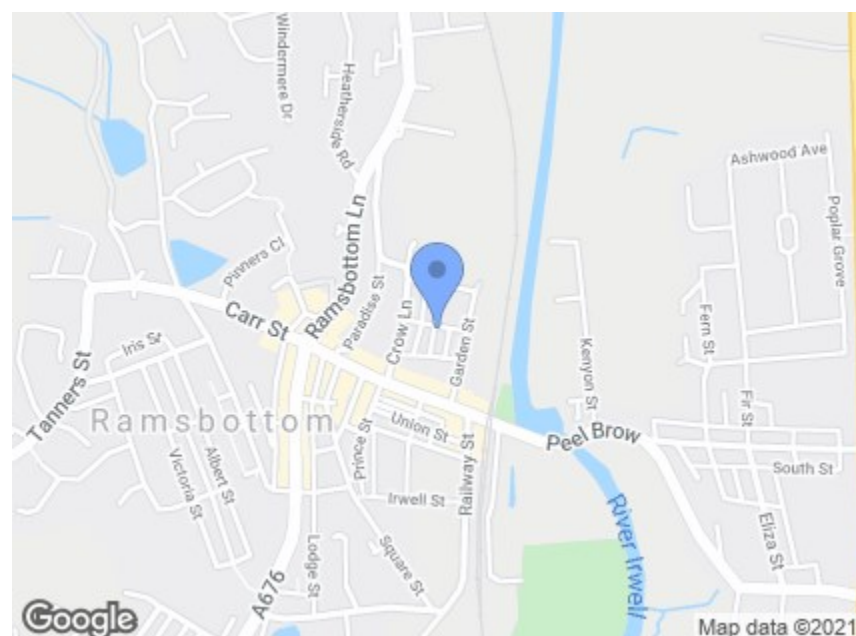
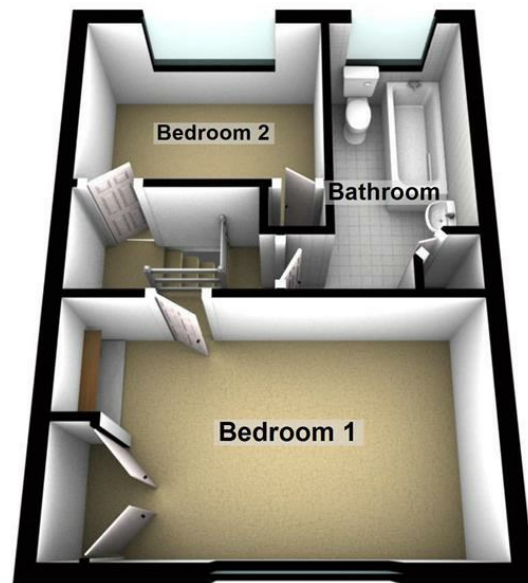
HOMES LIMITED

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 Charles Louis Homes office turn onto Bridge street and take the left turn on to Crow Lane. At the end of the road turn right onto Rook Street until you reach the property at the end of the road on St Pauls Street on the corner where you will find a For Sale sign outside the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	83		40
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(81-91) A</small> <small>(69-80) B</small> <small>(55-68) C</small> <small>(39-54) D</small> <small>(21-38) E</small> <small>(1-20) F</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small> <small>England &amp; Wales</small>		<small>EU Directive 2002/91/EC</small> <small>England &amp; Wales</small>	

**16 St. Pauls Street**  
Ramsbottom, Bury, BL0 9BW

**Guide price £159,950**



- Immaculate, Two Bedroom End Terrace
- Modern Fitted Kitchen And Bathroom
- In The Heart Of Ramsbottom Town Centre
- Private Yard To Rear
- Sold With No Chain, Recently Refurbished
- Two Reception Rooms
- GCH & Double Glazing Throughout
- Viewing Is Highly Recommended

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



# 16 St. Pauls Street

## Ramsbottom, Bury, BL0 9BW

**\*\*\*SOLD WITH NO CHAIN\*\*RECENTLY REFURBISHED\*\*IMMACULATE TWO BEDROOM END-TERRACE\*\*WALKING DISTANCE TO RAMSBOTTOM TOWN CENTRE\*\*IDEAL FOR FIRST TIME BUYERS, A MUST SEE!!!\*\*Charles Louis Homes are delighted to bring to the market this very well presented and immaculate two bedroom end terrace property located in the heart of Ramsbottom, Bury. The property is in a prime location and is just a short walk to Ramsbottom Town Centre. The property in brief comprises of an entrance hallway leading to the living room, modern fitted kitchen, dining room and access to rear yard. The first floor provides access to Bedroom one, two and modern fitted bathroom. The property has been recently refurbished and benefits from gas central heating and double glazing throughout. Viewing is essential to appreciate property and is ideal for first time buyers or investors.**

### Entrance Porch

uPVC door to front elevation, leading into hallway

### Hallway

uPVC double glazed window to side elevation, ceramic tiled floor, central ceiling light, access to living room, stairs leading to first floor

### Living Room

13'10 x 11'3 (4.22m x 3.43m)

UPVC double glazed window to front elevation, gas central heating radiator, centre ceiling light, power points, TV point.



### Alternative View



### Dining Room

15'5 x 7'3 (4.70m x 2.21m)

uPVC double glazed window to rear elevation, gas central heating radiator, central ceiling light, door leading off kitchen



### Kitchen

13'6 x 5'3 (4.11m x 1.60m)

UPVC double glazed window to side elevation, range of wall and base units, inset sink with mixer tap, splash back tiles, part tiled walls, four ring gas hob and modern chimney extractor fan, integrated oven, laminate worktops, space for fridge freezer, space for washing machine, spotlights, tiled flooring, door leading to rear yard.



### Landing

Leading off to Bedroom one, two and modern fitted bathroom, centre ceiling light

### Bedroom One

13'6 x 10'6 (4.11m x 3.20m)

uPVC double glazed window to front elevation, built in fitted wardrobes, gas central heating radiator, centre ceiling light



### Alternative View



### Bedroom Two

10'6 x 7'3 (3.20m x 2.21m)

uPVC double glazed window to rear elevation, gas central heating radiator, centre ceiling light.



### Bathroom

13'10 x 4'0 (4.22m x 1.22m)

UPVC double glazed frosted window to rear elevation, three piece suite, consisting of low level wc, wash hand basin, bath with overhead shower, chrome heated towel rail, spotlights, fully tiled walls, tiled floor.



### Alternative View



### Rear Yard

Flagged floor and stone walls and wooden panel fencing with gate