



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 Charles Louis Head Office in Ramsbottom, turn right onto Bolton street and then take a left in onto Nuttall Lane at the traffic lights. Then turn right onto Whittingham Drive and right on to Ripon hall avenue. Take a left onto the cul de sac and the destination is on the left with a For Sale Board outside.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	<b>82</b>	<b>63</b>	<b>81</b>
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	

**89 Ripon Hall Avenue**  
Ramsbottom, Bury, BL0 9TQ

**Offers over £270,000**



- Well Presented, Three Bedrooms
- Set Within A Cul-de-Sac Location
- Bathroom, En-Suite & Downstairs WC
- Gardens to Front and Rear

- Modern Style Detached House
- Modern Fitted Integrated Kitchen/Diner
- Driveway Parking for up to Three Vehicles
- Viewing is essential to appreciate condition

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.

# 89 Ripon Hall Avenue

## Ramsbottom, Bury, BL0 9TQ

**\*\*A MUST SEE!\*\*** WELL PRESENTED THREE BED MODERN STYLE DETACHED\*\*SET IN CUL-DE-SAC\*\* Charles Louis Homes are pleased to bring to the market this three bedroom, well presented modern style detached house, set within a cul-de-sac, located on the Whittingham Estate and close proximity to Ramsbottom Town Centre. The property in brief comprises of entrance hallway, leading off to downstairs WC, living room with stair case to first floor, modern fitted kitchen/diner with access leading to rear garden. To the first floor there is master bedroom with en-suite, bedroom two and three and a modern fitted family bathroom. The property benefits from gas central heating, as well as being fully double glazed. The property has ample driveway parking with gardens which have been upgraded with flagged patio and lawned area, which backs onto woodlands. Viewing is essential to appreciate the charm of property.

### Entrance Hallway

uPVC door to front elevation, leading into living room, laminate wooded flooring, gas central heating radiator, centre ceiling light, alarm unit.

### Downstairs WC

Double glazed window to front elevation, fitted with a modern two piece suite in white comprising of low level WC, wash hand basin, centre ceiling light, gas central heating radiator, laminate wood flooring, extractor fan.

### Living Room

166 max x 148 max ( 5.03m max x 4.47m max)  
Double glazed window to front elevation, laminate wooden flooring, under stairs storage, inset spotlights on dimmer switch, gas central heating radiator, staircase to first floor, double doors leading through to the kitchen/dining room



### Alternative View



### Kitchen/Dining Room

148 x 98 (4.47m x 2.95m)  
Double glazed window to rear elevation, fitted with a wide range of modern wall and base units with down-lighters and inset spotlights, post form laminate worktops, splash back tiles, inset one and a half sink with mixer tap, integrated oven grill, four ring gas hob with chimney style extractor above, integrated fridge freezer, integrated dishwasher, plumbed for washer dryer, inset spot lights, gas central heating radiator, tiled floor in kitchen area and laminate wooden flooring in dining area, double glazed sliding doors leading out to rear garden.



### Dining Area



### Landing

Double glazed window to side elevation, leading off to master bedroom with en-suite, bedroom two and three and family bathroom. Loft access, power points, center ceiling light.

### Bedroom One

84 x 13'5 (2.54m x 4.09m)  
Double glazed window to front elevation, wide range of fitted wardrobes, overhead storage, bedside tables, inset spotlight, gas central heating radiator, leading off to en-suite.



### En-Suite

8'9 x 2'8 (2.67m x 0.81m)  
Fitted with a modern three piece suite in white, comprising of low level WC, wash hand basin, walk in thermostatic shower, gas central heating radiator, center ceiling lights and extractor fan.

### Bedroom Two

8'3 x 8'4 (2.51m x 2.54m)  
Double glazed window to rear elevation overlooking woodlands, gas central heating radiator, center ceiling light.



### Bedroom Three

6'3 x 10 max (1.91m x 3.05m max)  
Double glazed window to front elevation, spotlights, storage cupboard, gas central heating radiator.



### Bathroom

6'3 x 5'8 (1.91m x 1.73m)  
Double glazed frosted window to rear elevation, fitted with a modern three piece suite in white, comprising of low level WC wash hand basin with storage below, bath with thermostatic shower above, glass shower door, fully tiled walls, tiled floor, centre ceiling light, extractor fan, gas central heating radiator.

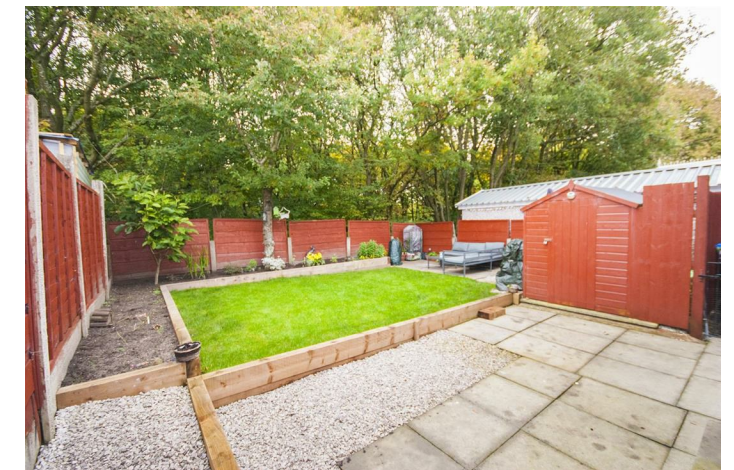


### Rear Garden

Private garden enclosed with wooden fencing overlooking woodlands, flagged patio area, raised lawn area with bedding plants and shrubs, outside light, water tap.



### Alternative View



### External

Set in Cul-de-sac location, Garden to front of property with plants and shrubs, pathway to front door, driveway parking for three vehicle