

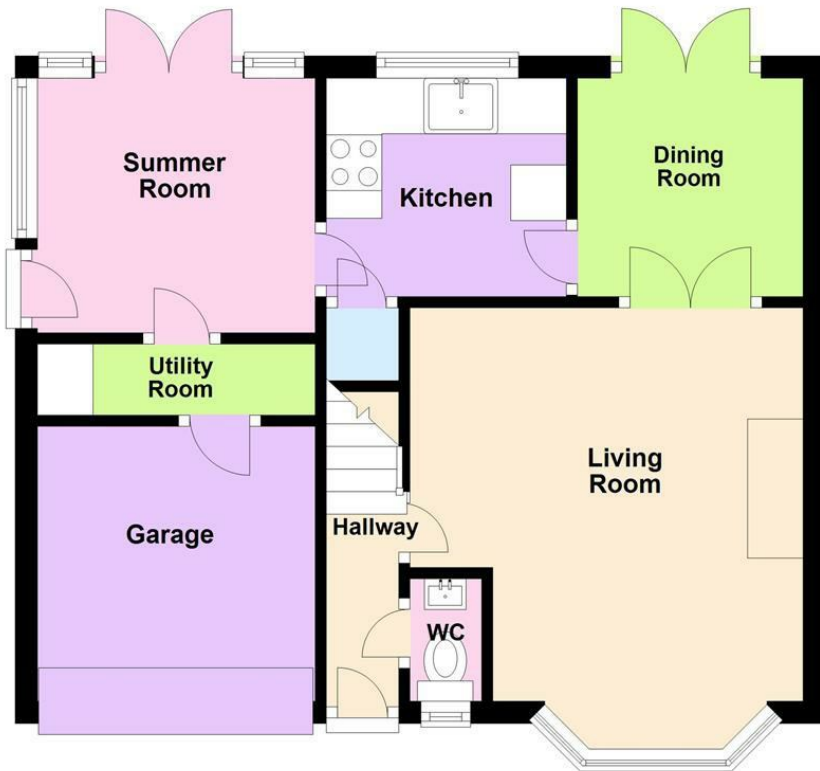


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

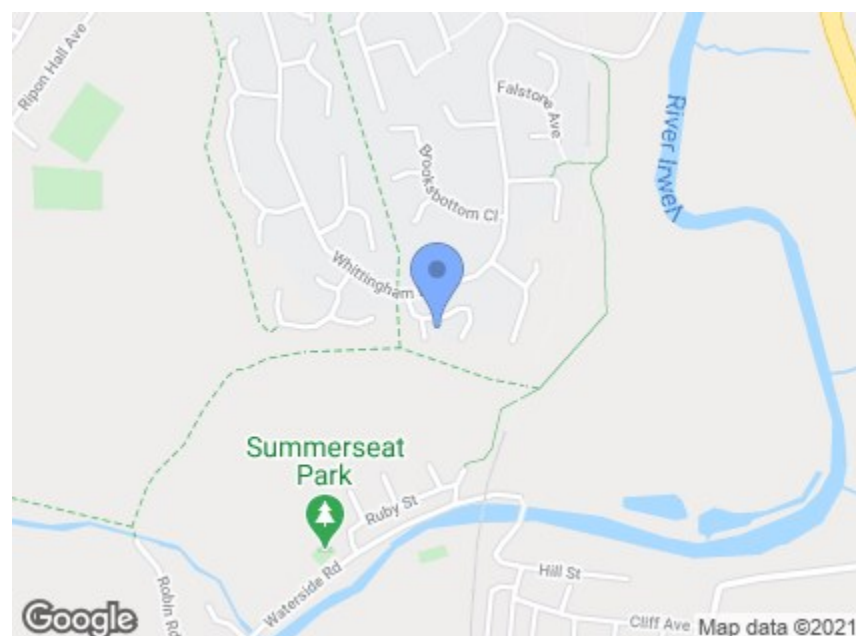
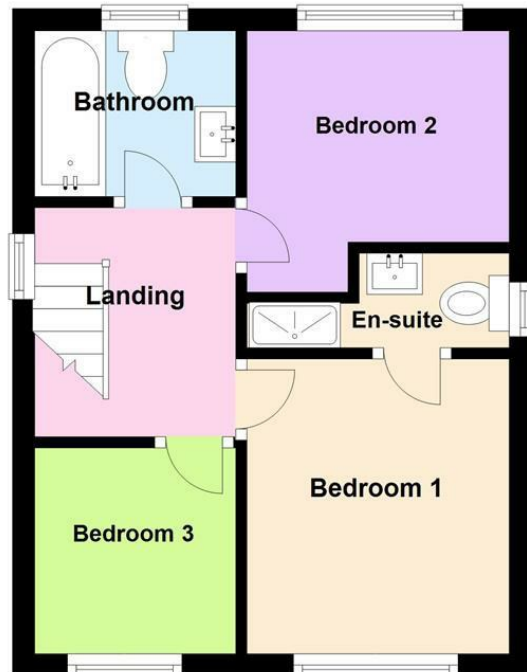
CHARLES LOUIS
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Ground Floor



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 continue until you take a right hand turn onto Cleveland close and the destination is on the right with a For Sale Board outside.

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

14 Cleveland Close
Ramsbottom, Bury, BL0 9FH

Offers in excess of £300,000



- Three Bedroom Detached Property
- Family Bathroom, En-Suite & Downstairs WC
- Garage with Driveway Parking for A Minimum of Three Cars
- Well Sought After Location, Close to Ramsbottom Town Centre
- Well Presented Throughout, Ideal Family Home
- Garden Room Overlooking Mature Gardens
- Open Plan Living Room & Dining Area
- 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.

14 Cleveland Close

Ramsbottom, Bury, BL0 9FH

***WELL PRESENTED THREE BEDROOM DETACHED PROPERTY**STUNNING LOCATION**A MUST SEE!!!**Charles Louis Homes are pleased to bring to the market this well presented and stunning three bedroom detached house, situated a short walking 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 of entrance hallway, downstairs WC, living room with French doors through to dining room, kitchen, garden room leading to garden, utility room and access to garage. From the entrance hallway, the staircase leads up to first floor where you will find the Master bedroom with en-suite, Bedroom two, three and family bathroom. The property benefits from having gas central heating and double glazing throughout. The property also offers driveway parking for a minimum of three vehicles. The gardens are well maintained and surround the property with plenty of places to walk in the countryside and parks. Viewing is a must and is essential to appreciate the charm of this property.

Hallway

uPVC door to front elevation, fitted with alarm, laminate wooden flooring, centre ceiling light, gas central heating radiator, stairs leading to first floor and access to downstairs accommodation and WC.

Downstairs WC

uPVC frosted window to front elevation, fitted with modern two piece suite comprising of low level wc and wash hand basin, centre ceiling light, gas central heating radiator, tiled floor, part tiled walls.

Living Room

20'2 x 16'47 (6.15m x 4.88m)
uPVC bay window to front elevation, gas fire with marble hearth and wooden surround, coving, centre ceiling light, gas central heating radiator x 2, french doors leading through to dining room



Alternative View



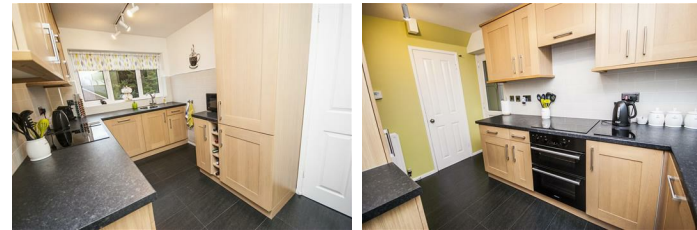
Dining Room/Reception Room Two

7'9 x 11'85 (2.36m x 3.35m)
uPVC french doors to rear elevation, overlooking garden, coving, centre ceiling light, gas central heating radiator, access to kitchen



Kitchen

11'64 x 7'2 (3.35m x 2.18m)
uPVC window to rear elevation, overlooking garden, modern fitted kitchen comprising of a range wall and base units, modern stainless steel circular sink with mixer tap, four ring halogon hob with extractor fan above, part tiled walls, tiled floor, centre ceiling light, gas central heating radiator and under stairs storage cupboard.



Garden Room

13'15 x 7'63 (3.96m x 2.13m)
uPVC french doors leading out onto decked area, overlooking garden, uPVC windows to side elevation as well as single door accessing side of property to decked area, x3 spot lights, wall light, slim line electric heater, access to utility room and garage.



Landing

uPVC window to side elevation, leading off the bedroom one, two, three and family bathroom, access to loft which is part boarded and currently used for storage.

Bedroom One

12'03 x 9'43 (3.73m x 2.74m)
uPVC window to front elevation, gas central heating radiator, centre ceiling light with dimer switch, access to en-suite



En-Suite

uPVC frosted window to side elevation, modern fitted three piece suite, comprising of low level wc, wash hand basin with modern fitted storage drawers beneath, walk in shower with gravity fed thermostatic shower, tiled walls, tiled floor, x3 spot lights, gas central heating radiator.



Bedroom Two

9'56 x 8'51 (2.74m x 2.44m)
uPVC window to rear elevation, centre ceiling light with dimer switch, gas central heating radiator.



Bedroom Three

5'97 x 9'02 (1.52m x 2.79m)
uPVC window to front elevation, centre ceiling light, gas central heating radiator, storage cupboard housing water tank.

Bathroom

5'9 x 6'7 (1.75m x 2.01m)
uPVC frosted window to rear elevation, modern fitted three piece suite comprising of low level wc, wash hand basin and bath with glass panel and gravity fed thermostatic shower above, chrome heated towel rail, tiled floor, tiled walls, x 3 spot lights.



Utility / Garage

Plumbed for washing machine, plumbed for dryer, centre ceiling light, access to garage which houses boiler, electrics and up and over door.

Rear Garden

South facing private garden to rear, enclosed with wooden fencing, decked patio to rear and side of property with lawn area, mature trees and shrubs, security lighting, water feature and patio towards the end of the garden.



Alternative View



Front External

Driveway with path to front door, lawn to the right hand side, surrounded with mature trees and shrubs