



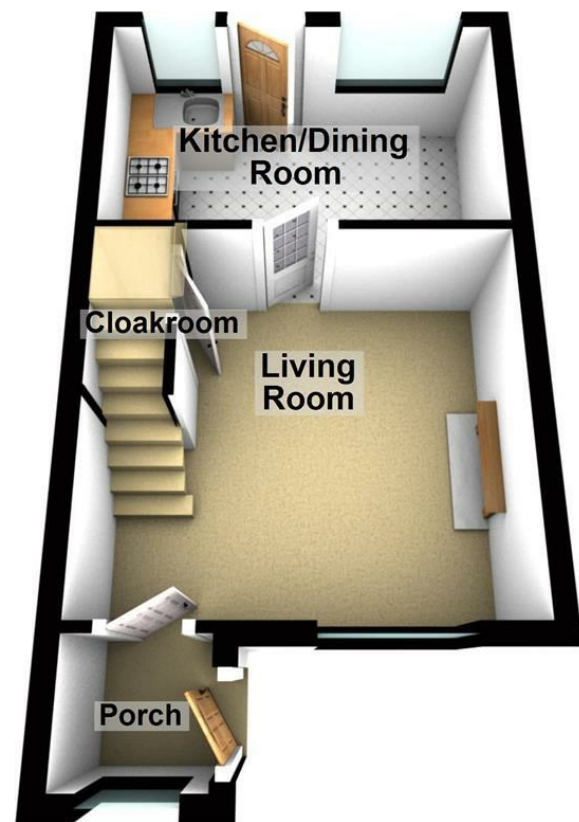
Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

**CHARLES LOUIS**

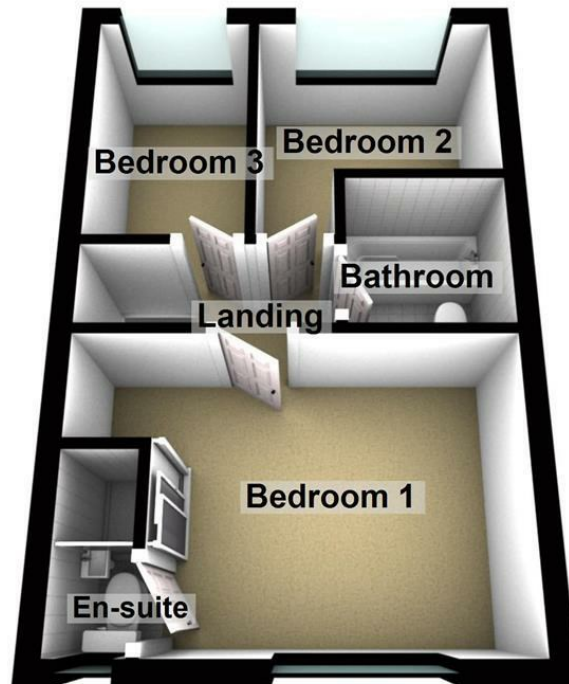
HOMES LIMITED

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 Head Office in Ramsbottom, turn onto Carr Street and continue up the road until you come to Grant Mews and the destination is on the left hand side with a For Sale Board outside.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	87		88
	71		72
<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>England &amp; Wales</small> EU Directive 2002/91/EC		<small>England &amp; Wales</small> EU Directive 2002/91/EC	

**12 Grant Mews**  
Ramsbottom, Bury, BL0 9AH

**Price guide £225,000**



- Well Presented Town House
- Walking distance to Ramsbottom Centre
- Modern Kitchen/Dining Room
- Modern Fitted Bathroom & En-Suite
- Three Bedrooms
- Spacious Living Area
- Ample Parking for upto 3 Vehicles
- Viewing Essential to Appreciate 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.



# 12 Grant Mews

Ramsbottom, Bury, BL0 9AH

**\*\*WELL PRESENTED, THREE BEDROOM TOWNHOUSE, SET IN THE HEART OF RAMSBOTTOM\*\*** Charles Louis Homes are pleased to bring to the market this well presented three bedroom Townhouse within walking distance of Ramsbottom Centre. The property in brief comprises of porch, spacious lounge, modern fitted kitchen/dining room, staircase to first floor where bedroom one, two, three and family bathroom are located, as well as en-suite. The property benefits from gas central heating and double glazing throughout, flagged garden to rear and ample parking for up to three vehicles. Viewing it essential to appreciate the charm and size of this property.

## Porch

## Lounge

15'4" x 14'6" (4.67m x 4.42m)

uPVC window to front elevation, Portuguese Stone 'Hole in the Wall' fire place with living gas flame, centre ceiling light, gas central heating radiator, staircase leading to first floor.



## Kitchen / Dining Room

14'9 x 10'5 (4.50m x 3.18m)

uPVC window to rear elevation, range of wall and base units, inset sink with mixer tap, splash back tiles, integrated double oven, gas hob, stainless steel hood, integrated fridge/freezer, built in microwave, slimline dishwasher and washer/ dryer, tiled floor, uPVC stable door, leading to rear garden.



## Alternative View



## Master Bedroom

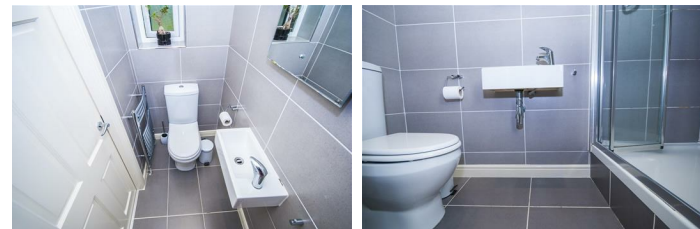
12'7 x 11'4 (3.84m x 3.45m)

uPVC window, gas central heating radiator, spot lights, door leading to en-suite.



## En-Suite

Frosted uPVC window, three piece suite consisting of low level WC, wash hand basin, walk-in shower, fully tiled walls, tiled floor, centre ceiling light, chrome heated radiator.



## Bedroom Two

8'8 x 8'3 (2.64m x 2.51m)

uPVC window, centre ceiling light, gas central eating radiator.



## Bedroom Three

10'8 x 5'10 (3.25m x 1.78m)

uPVC window, spot lights, gas central eating radiator.



## Bathroom

6'10 x 5'5 (2.08m x 1.65m)

Three piece suite comprising of low level wc, vanity wash hand basin, bath with shower and glass screen, fully tiled walls, tiled floor, spot lights, gas central heating radiator.



## Rear Garden

South facing, Block paved patio garden area with an additional low maintenance stone set area with stocked borders and ample off road parking.



## External

Lawned area at front of property with block paved pathway leading to front door.