

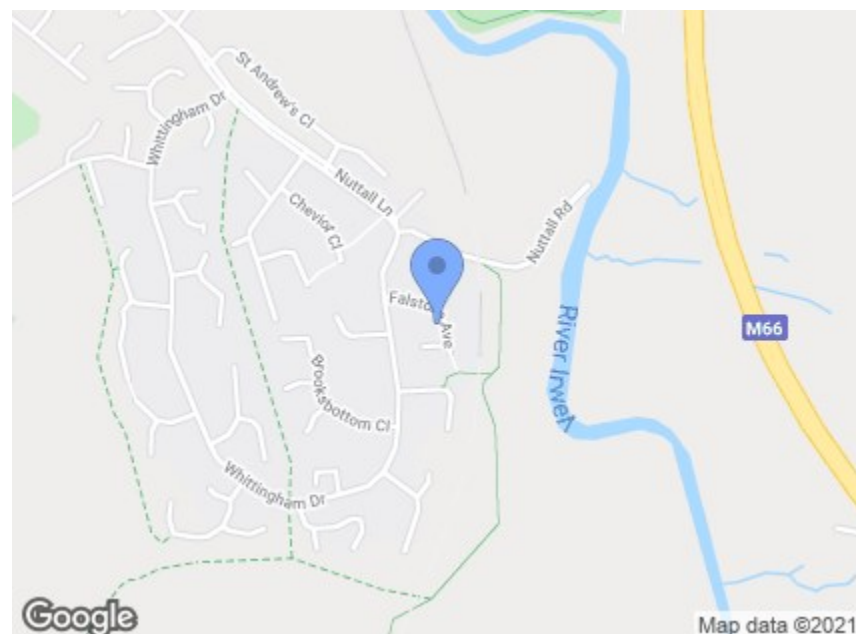
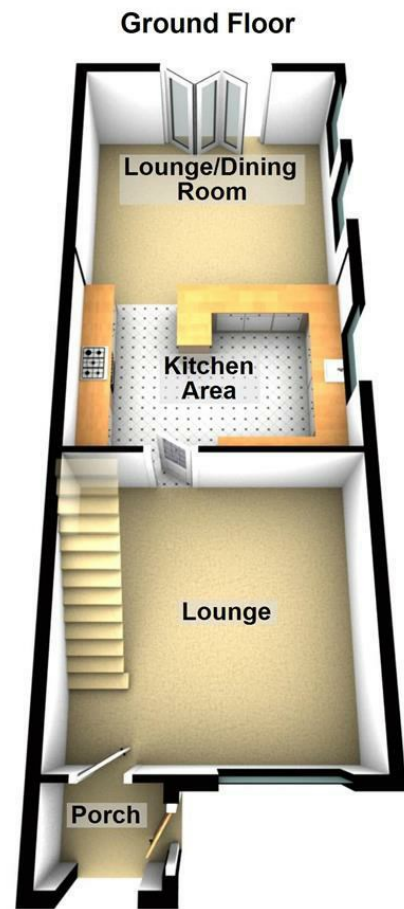


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Directions

From Charles Louis Head Office in Ramsbottom, turn right onto Bolton street and then take a left in 1/2 mile onto Nuttall Lane. Then in 0.5 miles turn left onto Falstone Avenue and the destination is on the left hand side with a For Sale Board outside.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
87	71	A	A
		B	B
		C	C
		D	D
		E	E
		F	F
		G	G

EU Directive 2002/91/EC

9 Falstone Avenue
Ramsbottom, Bury, BL0 9LX

Offers over £240,000



- Extended Three Bedroom, Semi-Detached
- Excellent Condition, Modern Style Property
- Open Plan Kitchen/Diner & Sitting Room
- Modern Fitted Four Piece Suite Bathroom
- Well Presented Garden to Front & Rear
- Driveway Parking for Minimum Two Vehicles
- Viewing Essential to Appreciate Charm of Property
- Well Sought After Area, Close to Ramsbottom Town Centre

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.

9 Falstone Avenue

Ramsbottom, Bury, BL0 9LX

****A MUST SEE!!**IMMACULATE THREE BED MODERN STYLE SEMI-DETACHED**EXTENDED KITCHEN/DINING & SITTING ROOM**WELL SOUGHT AFTER AREA**Charles Louis Homes are pleased to bring to the market this extended three bedroom, well presented modern style semi-detached house, set in a well sought after area and close proximity to Ramsbottom Town Centre.**

The property in brief comprises of porchway, leading to living room with stair case to first floor, extended modern fitted kitchen/dining and living area, with bi-folding doors leading to rear garden. To the first floor there is bedroom one, 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 to front and rear. Viewing is essential to appreciate the charm of property.

Porch

uPVC door to side elevation & uPVC window to front elevation, centre ceiling light, storage cupboard, leading to living room.

Living Room

14'3" x 14'6" (4.36 x 4.42)

uPVC window to front elevation, open plan spiral staircase leading to first floor, centre ceiling light, gas central heating radiator.



Alternative View



Open Plan Kitchen/ Diner & Sitting Room

32'10" x 25'7" (10.01 x 7.8)

uPVC windows x 3 to side elevation, fitted with ample wall and base units in shaker style kitchen, belfast sink with chrome mixer tap, quartz worktop in a marble looking effect with breakfast bar area, wooden flooring, x5 ring gas hob, double oven and grill, integrated dishwasher and fridge freezer, integrated washing machine, splash back pale pink tiled walls surrounding all units, x4 inset spot lights with dimer switch, old style metal radiator, down lighting in the dining/living accommodation, access to rear garden through bi-folding doors.



Alternative View



Landing

Access to Bedroom one, two, three and modern fitted family bathroom, loft access, which has pull down ladder, boarded and lights.

Bedroom One

11'6" x 8'8" (3.53 x 2.66)

uPVC window to front elevation, fitted wardrobes, centre ceiling light, gas central heating radiator.



Bedroom Two

9'5" x 6'5" (2.88 x 1.98)

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



Bedroom Three

7'1" x 6'6" (2.16 x 2.00)

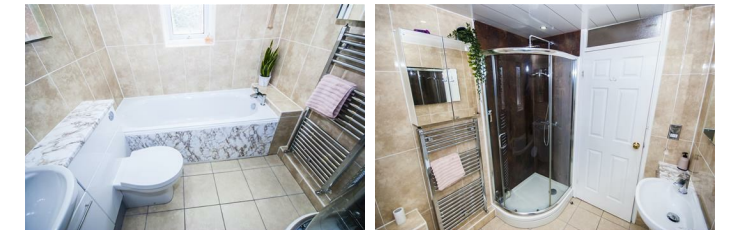
uPVC window to rear elevation, centre ceiling light, gas central heating radiator.



Bathroom

7'6" x 6'2" (2.29 x 1.90)

uPVC frosted window to side elevation, fitted with a modern fitted four piece suite, comprising of low level wc, wash hand basin with storage unit below, bath, walk in shower gravity fed thermostatic shower above, chrome hand towel rail, fully tiled walls, tiled floor, x 6 inset spots, vanity mirror cabinet.



Rear Garden

Private enclosed garden with wooden fencing surround, astro turf with indian stone patio to end of garden. Filled with shrubbies and small trees around borders, wooden seat, access to front of house with gate access to side, block paving surrounding property



Alternative View



External

Blocked paved driveway with parking for minimum two vehicles, pathway to front door, lawned area to left hand side with shrubs and small trees.