

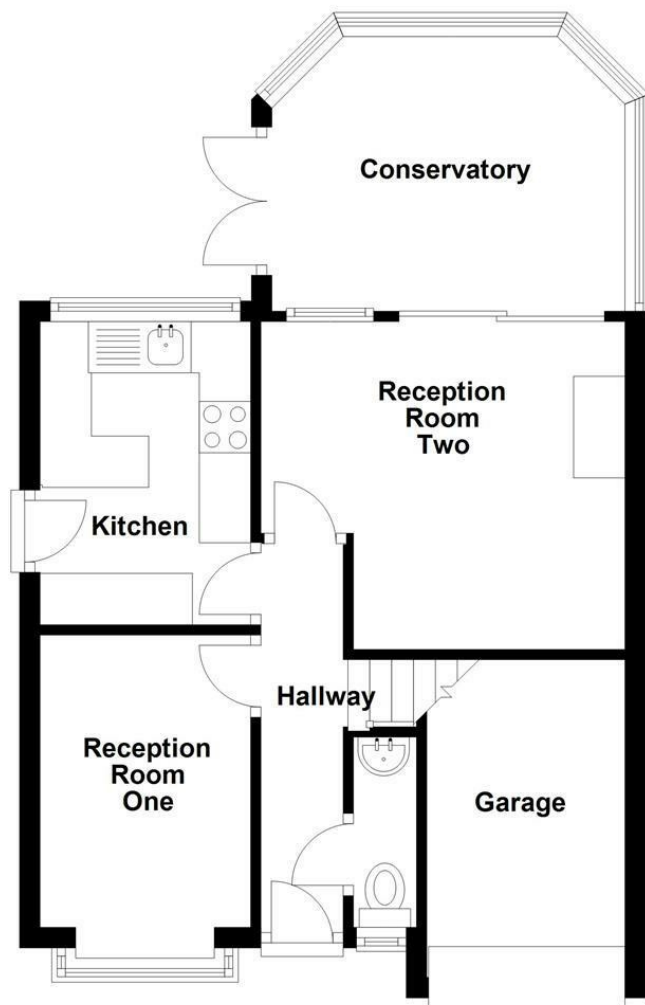


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

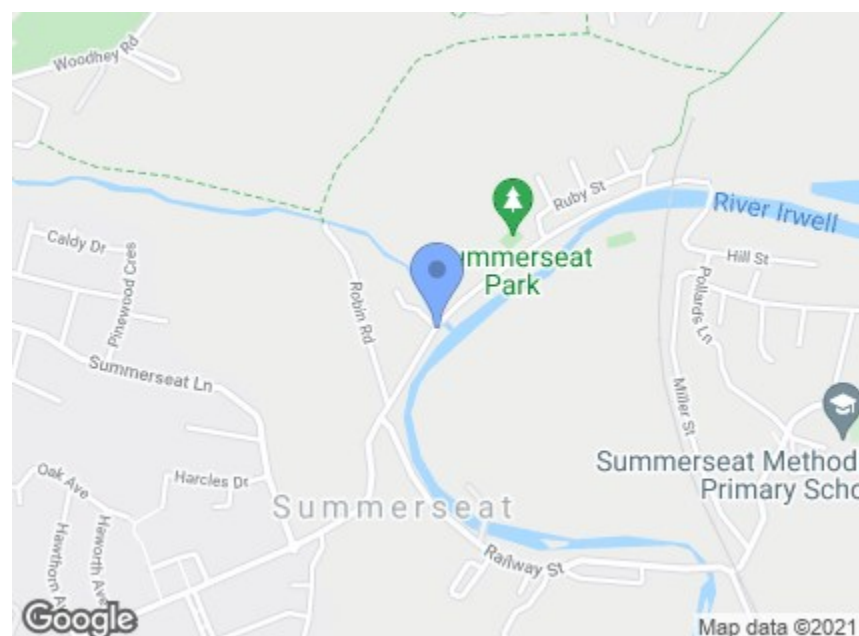
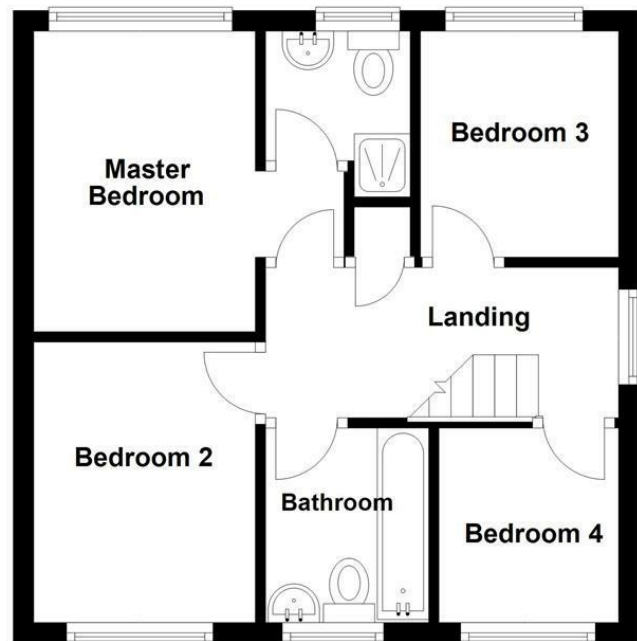
CHARLES LOUIS
HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
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 1/2 mile onto Nuttall Lane. Then in 0.7 miles turn right onto Brooksbottom Close and the destination is at the end of the cul-de-sac with a For Sale Board outside.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	84	A	A
58	84	B	A
	84	C	B
	84	D	C
	84	E	D
	84	F	E
	84	G	F
	84		G

37 Brooksbottoms Close
Ramsbottom, Bury, BL0 9YP

Price guide £395,000



- Well Presented Four Bedroom Detached
- Set at the end of Cul-De-Sac in Sought After Location
- Two Reception Rooms & Conservatory to Rear
- Garage with Driveway Parking
- Sold With No Chain
- Stunning Views & Gardens to Front & Rear Garden
- Family Bathroom, En-suite & Downstairs WC
- Viewing is a MUST 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.

37 Brooksbottoms Close

Ramsbottom, Bury, BL0 9YP

SOLD WITH NO CHAIN**WELL PRESENTED FOUR BED DETACHED PROPERTY SITUATED AT THE END OF A CUL-DE-SAC**STUNNING VIEWS TO FRONT AND REARCharles Louis Homes are pleased to bring to the market this well presented four bedroom detached house, set in a cul-de-sac. The property offers stunning views to both front and rear of the property and is set in a very popular location in the heart of Whittington Drive Estate. The property in brief comprises of entrance hallway, reception room one and two, conservatory leading to rear garden, kitchen/breakfast area overlooking the garden and downstairs WC. 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 four and family bathroom. The property benefits from gas central heating and double glazing throughout. The property also offers a garage and driveway parking with gardens to front and rear and have stunning views overlooking Peel Tower to rear and countryside views to the front. Viewing is a must and is essential to appreciate the charm and location of this property.

Hallway

uPVC door to front elevation, gas central heating radiator, centre ceiling light, access to downstairs wc, living accommodation and stairs to first floor.

Downstairs WC

27 x 6'7" (0.79m x 2.01m)
Frosted double glazed window to front elevation, fitted with two piece suite, comprising of low level wc and wash hand basin, tiled floor, part tiled walls, gas central heating radiator, centre ceiling light

Reception Room One

9'31" x 13'1" max (2.74m x 3.99m max)
Double glazed bay fronted window to front elevation, gas central heating radiator, inset spots



Kitchen/Breakfast Area

9'8" x 12'9" (2.95m x 3.89m)
Double glazed window to rear elevation overlooking rear garden, Range of wall and base units, breakfast bar seating area, inset sink with mixer tap, four ring gas hob with electric oven, extractor fan above, integrated dishwasher, integrated fridge and freezer, space for dryer, plumbed for washing machine, part tiled splashback, karndean flooring, gas central heating radiator, spot lights and access to rear garden.



Reception Room Two

15'1" x 13'1" (4.60m x 3.99m)
Double glazed window to rear, overlooking garden, feature gas fire with marble hearth and wood surround, gas central heating radiator, centre ceiling light, sliding doors leading off to conservatory.



Conservatory

17'1" x 11'1" (5.21m x 3.38m)
uPVC windows to rear elevation overlooking garden and stunning views of Peel Tower, uPVC french patio doors leading to garden, carpet flooring, sliding doors leading to lounge, electric heater, centre light.



First Floor Landing

Leading off to Master Bedroom with en-suite, Bedroom two, three and four, family bathroom, gas central heating radiator, 2 x ceiling lights, loft access with pull down ladder, part boarded and light.

Master Bedroom

13'7" x 8'5" (4.14m x 2.57m)
Double glazed window to rear elevation with stunning views over Peel Tower, gas central heating radiator, centre ceiling light, door leading to en-suite bathroom



En-Suite

6'4" x 5'5" (1.93m x 1.65m)
Double glazed frosted window to rear elevation, part tiled walls, tiled floor, low level WC, wash hand basin, walk-in shower, centre ceiling light, gas central heating radiator.

Bedroom Two

11'4" x 8'9" (3.45m x 2.67m)
Double glazed window to front elevation with stunning views, gas central heating radiator, centre ceiling light.



Bedroom Three

10'2" x 9'5" (3.10m x 2.87m)
Double glazed window to rear elevation with stunning views over Peel Tower, gas central heating radiator, centre ceiling light.



Bedroom Four

3'9" x 8'3" (1.14m x 2.51m)
Double glazed window to front elevation with stunning views, gas central heating radiator, centre ceiling light.

Family Bathroom

6'6" x 6'6" (1.98m x 1.98m)
Double glazed frosted window to front elevation, low level WC, wash hand basin, bath with over head shower, centre ceiling light, gas central heating radiator, part tiled walls, tiled floor.

Rear Garden

With stunning views over Peel Tower the rear garden benefits also from offering good sized patio area leading off to lawned area with shrubberies, plants and trees.



Alternative View



Garage

Up and Over door, power points and light, housing boiler.

External

Externally the property offers driveway parking and garage. The property is also garden fronted and offers beautiful views and is set at the end of a cul-de-sac.