



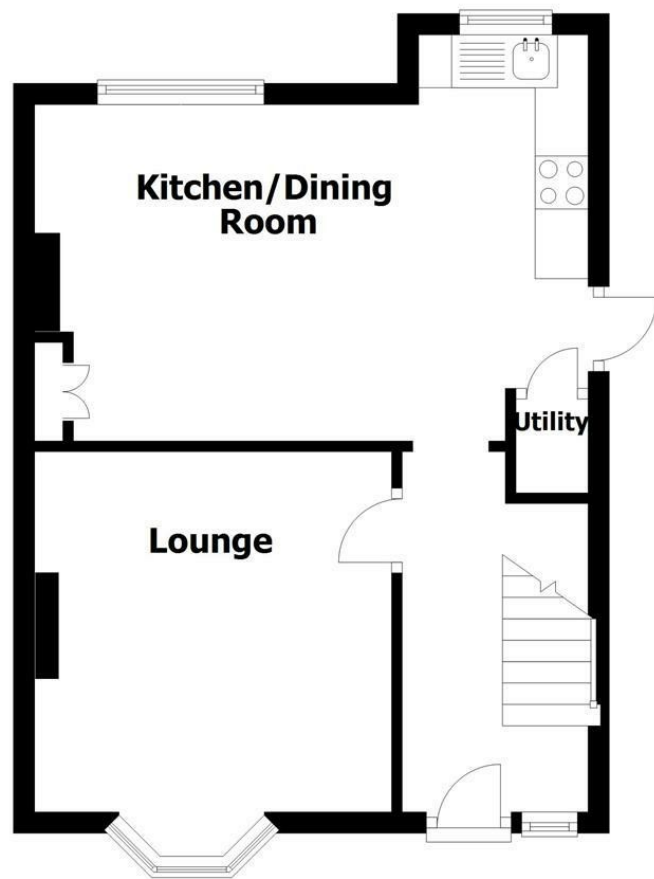
Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS

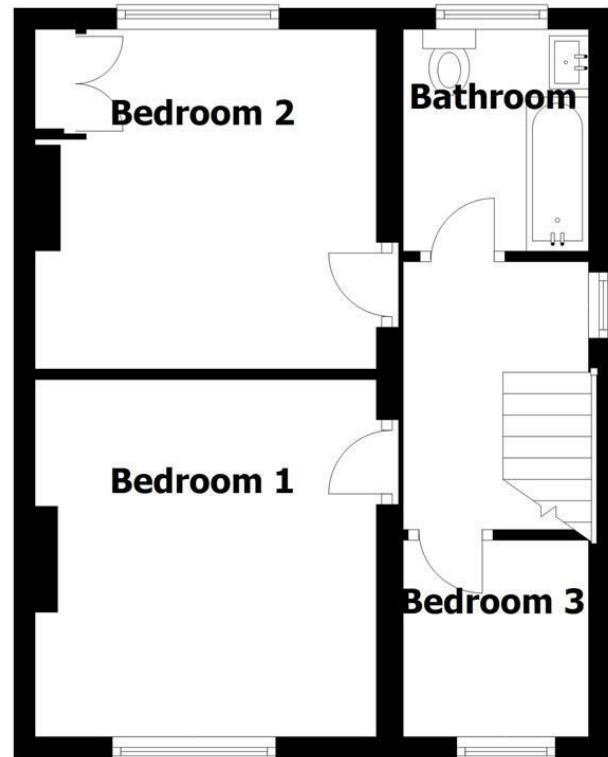
HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk

Ground Floor



First Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
87	87	A	A
61	87	B	A
		C	B
		D	C
		E	D
		F	E
		G	F
			G

EU Directive 2002/91/EC

10 William Street
Ramsbottom, Bury, BL0 0PW

£995 Per month



- Well Presented Quasi-Semi Family Home
- Lounge & Dining Kitchen with Utility Area
- Garden to Rear with Side Patio Area
- Unfurnished & Available Late March
- Ideally Situated Close To Motorway Links
- Three Bedrooms & Stylish Bathroom
- Driveway Parking for One Vehicle
- Early Enquiry Strongly Encouraged

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.

Tel: 0161 9590166

www.charleslouishomes.co.uk

10 William Street

Ramsbottom, Bury, BL0 0PW

****BEAUTIFULLY PRESENTED & IDEALLY SITUATED**
OFFERED UNFURNISHED & ON A LONG TERM BASIS**
SUIT PROFESSIONALS COMMUTING/WORKING FROM
HOME OR A SMALL FAMILY** THREE BEDROOMS &
STYLISH BATHROOM** SUNTRAP GARDEN & SPACE
FOR A SMALL CAR****

This lovely family home is offered unfurnished and available to occupy mid April. Ideal for a professional couple or family, the property comprises entrance hall, lounge, dining kitchen with integrated appliances and utility cupboard, two double bedrooms and a third bedroom ideal as a nursery or office. UPVC double glazed throughout with gas central heating, the property also offers a family garden with side patio, and off street parking for one car.

Entrance Hall

Front facing UPVC entrance door with stained glass and matching windows beside opens into the hallway with Amtico flooring, radiator, power point and stairs ascending to the first floor.



Lounge

11'2 x 11'1 (3.40m x 3.38m)

With a front facing UPVC window, coving, feature fireplace, radiator, TV point and power points.



Dining Kitchen

17'5 x 10'4 (5.31m x 3.15m)

With two rear facing UPVC windows, Amtico flooring, radiator, built in cupboard and power points. Fitted with a range of wall and base units with contrasting work surfaces and inset sink and drainer unit, electric oven with electric hob and extractor hood, and integrated fridge and freezer. Utility cupboard with power and plumbing for a washing machine, and UPVC door opening to the side.



First Floor Landing

With a side facing UPVC opaque window and loft access.

Master Bedroom

11'2 x 11'1 (3.40m x 3.38m)

With a front facing UPVC window, coving, radiator and power points.



Bedroom Two

10'5 x 9'9 (3.18m x 2.97m)

With a rear facing UPVC window, coving, built in wardrobes, radiator and power points.



Bedroom Three

7' x 6' (2.13m x 1.83m)

With a front facing UPVC window, coving, radiator and power points.



Bathroom

6'9 x 5'8 (2.06m x 1.73m)

Partly tiled with a rear facing UPVC opaque window, heated towel rail, extractor fan and three piece suite comprising panel enclosed bath with shower over, low flush WC and hand wash basin with vanity unit.



Garden

An enclosed garden to the rear mainly laid to lawn with plant and shrub borders, patio area, water supply, storage shed and rear access gate. To the front the property benefits from having driveway parking for one car.