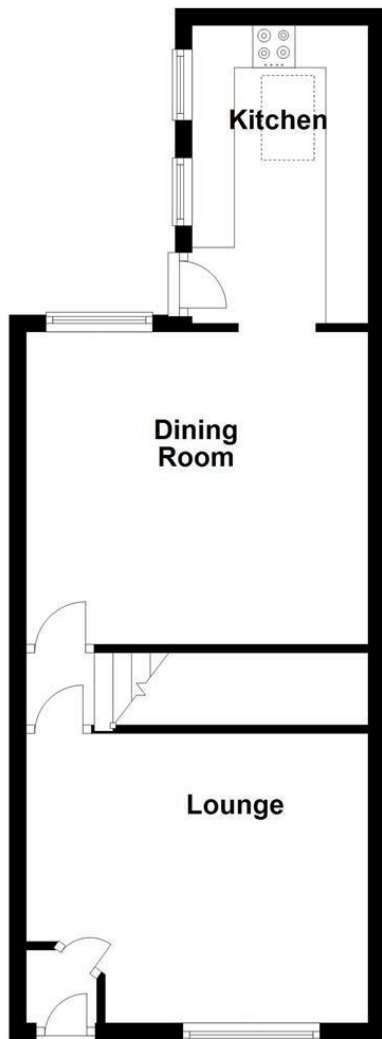
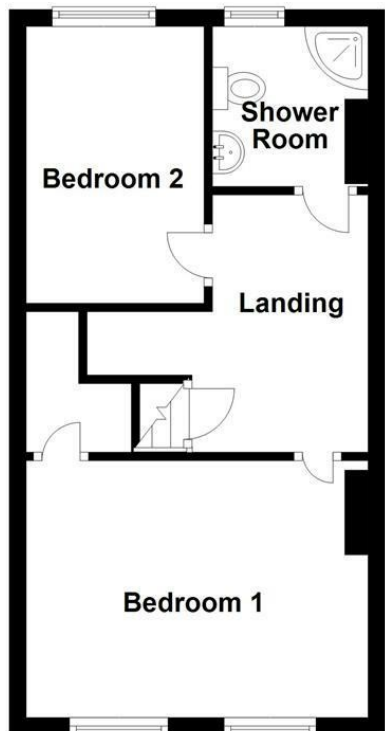


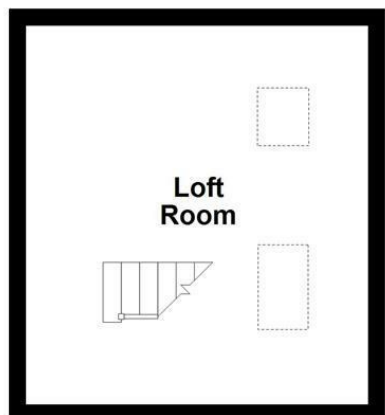
Ground Floor



First Floor



Second Floor



Directions

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

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.



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58 Albert Street
 Ramsbottom, Bury, BL0 9EL

£900 Per month



- Enviably Positioned Stone Cottage
- Two Bedrooms PLUS Loft Room
- Situated in the Heart of Ramsbottom
- Two Reception Rooms, Modern Kitchen
- Substantial Accommodation over Three Floors
- Redecoration & Improvement Works Underway
- Elevated Open Country Views
- Enquire Now, To View, Available Early Dec

58 Albert Street

Ramsbottom, Bury, BL0 9EL

A SUBSTANTIAL STONE COTTAGE IN THE HEART OF RAMSBOTTOM ** SUPERBLY POSITIONED WITH FABULOUS OPEN VIEWS ** TWO RECEPTION ROOMS ** MODERN KITCHEN WITH INTEGRATED APPLIANCES ** TWO BEDROOMS ** STAIRS TO LOFT ROOM **AVAILABLE NOW **

Having been redecorated throughout most of the property, with new carpets to the first floor and loft room, this substantial stone terrace benefits from having stunning elevated open views over Ramsbottom. Being just minutes away from the town centre and having spacious accommodation throughout comprising lounge, dining room, modern fitted kitchen with integrated dishwasher, fridge, freezer and double oven, two bedrooms, bathroom and staircase ascending to the loft room, this property is a must view. We expect enquiries to come in quickly, don't miss your chance to view.

Lounge

14'4" x 13'3" (4.37m x 4.05m)

With a front facing UPVC window with open aspect views, feature fireplace, radiator, TV point and power points.



Dining Room

13'3" x 12'1" (4.05m x 3.69m)

With a rear facing UPVC window, feature fireplace, radiator and power points.



Kitchen

11'7" x 6'11" (3.54m x 2.11m)

With two side facing UPVC window plus a velux window, tile effect flooring, inset sink and drainer unit, electric double oven, gas hob with extractor hood, plumbing for washing machine, integrated fridge/freezer and UPVC door to side.



First Floor Landing

Leading to both bedrooms, shower room and staircase ascending to the loft room.

Bedroom One

13'3" x 11'0" (4.06m x 3.37m)

With two front facing UPVC windows offering fantastic open country views. built in cupboard, radiator and power points.



Bedroom Two

12'0" x 7'5" (3.66m x 2.27m)

With a rear facing UPVC window, radiator and power points.



Shower Room

Partly tiled with a rear facing opaque UPVC window, tiled flooring, heated towel rail, walk in shower unit with mains fed shower, low flush WC and hand wash basin with vanity unit,



Loft Room

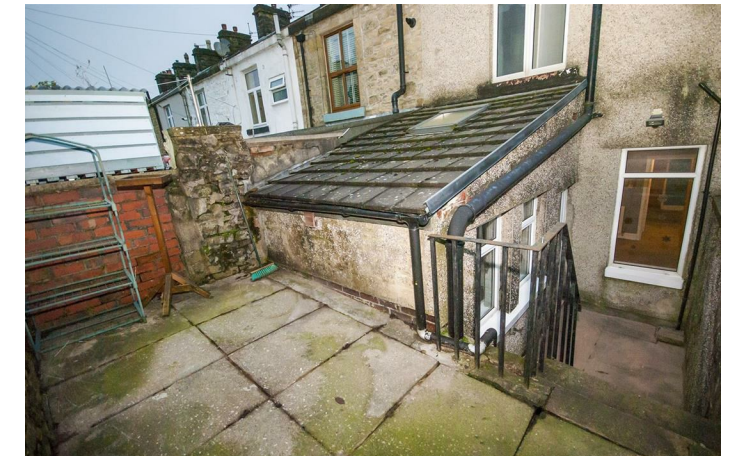
19'0" x 11'5" (5.8m x 3.49m)

With two velux windows, centre ceiling light, radiator and power points.



Rear Courtyard

A low maintenance courtyard with steps up to the rear access gate.



Outlook



EPC Rating D
Council Tax Band B