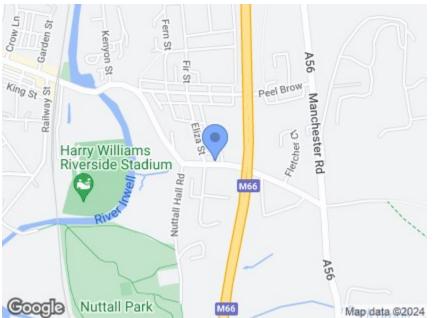
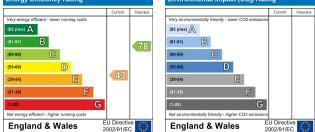
Ground Floor Reception Room **Entrance** Hallway WC Reception Room Utility Kitchen





Directions



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



CHARLES LOUIS

HOMES LIMITED

Charles Louis Homes Ltd Ramsbottom Bury BLO 9HX

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



51 Bury New Road Ramsbottom, Bury, BL0 0BZ

Offers in the region of £320,000









- Four Bedroom Semi Detached Property
- In Need of Refurbishment & Modernisation
- Sold with No Chain
- Retaining Some Period Features

- Gas Central Heating & Double Glazing
- **Situated in a Highly Sought After Location**
- Enclosed Yard and Parking to the Rear
- Viewing is Essential to Avoid **Disappointment**

51 Bury New Road

Ramsbottom, Bury, BL0 0BZ

A MUST SEE**SOLD WITH NO CHAIN**THREE BEDROOM & OFFICE SEMI DETACHED, IN NEED OF RENOVATION THROUGHOUT Charles Louis Homes are pleased to present to the market this Four Bedroomed Semi-Detached Period Property. The property benefits from off-road parking and is situated in close proximity to Ramsbottom Town Centre.

The property briefly compromises of; an entrance hallway leading to two reception rooms, downstairs WC, Utility Room and Kitchen. To the first floor are four bedrooms, with the first bedroom accompanied with fitted wardrobes and a fully fitted bathroom.

To the rear of the property is an enclosed yard with off-street parking.

Viewing is Highly Recommended to Avoid Disappointment.

Entrance Hall

12'28 x 9'94 (3.66m x 2.74m)

With a front facing UPVC entrance door opening into the entrance hall with coving, radiator, power points, under-stairs cupboard and stairs ascending to the first floor.



Downstairs WC

Window to side elevation, fitted with Two piece suite, comprising of hand wash basin and low level wc, centre ceiling light

Reception Room One

14'38 x 12'52 (4.27m x 3.66m)

With a front facing UPVC Bay window, coving, radiator, power points and feature fireplace fitted with gas fire.





Reception Room Two

13'52 x 12'48 (3.96m x 3.66m)

With a rear facing UPVC window overlooking the rear garden, coving, radiator and feature fireplace with gas fire.



Kitchen

11'97 x 8'58 (3.35m x 2.44m)

With a side and rear facing UPVC windows, tile effect flooring, power points, range of wall and base units with contrasting work surfaces, inset sink and drainer unit, integrated oven, gas hob and UPVC door to side.



Utility Roon

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

Bedroom One

14'79 x 11'33 (4.27m x 3.35m)

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



Bedroom Two

13'54 x 12'47 (3.96m x 3.66m)

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



Bedroom Three

9'51 x 9'95 (2.74m x 2.74m)

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



Separate WC

Double glazed window to side elevation, fitted with low level wc, part tiled and centre ceiling light.

Bathroom

6'7 x 6'66 (2.01m x 1.83m)

Partly tiled with a side facing opaque UPVC window, radiator, a panel enclosed bath, shower over and hand wash basin with pedestal.



Office/Study

11'79 x 8'6 (3.35m x 2.59m)

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



Rear Garden

To rear garden is room for driveway parking and is flagged with access to garage.



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