

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 comprises 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 Room

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.

