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Directions

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

9 Carnoustie Drive
Ramsbottom, Bury, BL0 9QL

Price guide £325,000



- Well Presented Three Bedroom Semi-Detached
- Fully Fitted Kitchen & Bathroom, With Downstairs WC
- Situated in Close Proximity to the Centre of Ramsbottom
- Garage & Driveway Parking for Two Vehicles
- Set in a Desirable Cul de Sac Location
- Gas Central Heating & Double Glazing Throughout
- Private Flagged Patio With Conservatory to Rear
- A Must See!! Viewing is Essential to Appreciate Location and Condition

9 Carnoustie Drive

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SET IN A CUL DE SAC LOCATION, IN A WELL SOUGHT AFTER AREA**WELL PRESENTED THREE BEDROOM SEMI DETACHEDCharles Louis Homes are pleased to present this Three Bedroom Property PLUS a Conservatory. Situated in a Cul de Sac Location in close proximity to Ramsbottom Centre. The property benefits of driveway parking for two vehicles and a Garage. The property briefly compromises of; an entrance hallway leading to the lounge and stairs leading to the first floor. On the ground floor, is the lounge with an open archway leading into the dining room, downstairs WC and access to the Kitchen and Conservatory that benefits from open views of the rear garden. To the first floor are three bedrooms, of two that benefit from fitted wardrobes, and a fully fitted family bathroom. To the rear of the property is an enclosed rear flagged private garden with plants and shrub borders. Viewing is Highly Recommended to Appreciate Condition and Location.

Entrance Hallway

4'5 x 9'3 (1.35m x 2.82m)

With a front facing UPVC entrance door opens into the hallway with stairs ascending to the first floor and access to downstairs accomodation.

Living Room

11'10 x 14'10 (3.61m x 4.52m)

With front facing UPVC bay window, coving, feature fireplace, radiator, centre ceiling light, power points and an open archway leading into the dining room.

Alternative View

Dining Room

7'7 x 12'1 (2.31m x 3.68m)

With a rear facing UPVC window overlooking garden, coving, centre ceiling light, power points, access through to study, kitchen and conservatory.

Kitchen

7'0 x 12'10 (2.13m x 3.91m)

With a rear facing UPVC window overlooking garden, fitted with a range of wall and base units with contrasting work surfaces and splash back tiles, inset sink and drainer unit, built in electric oven and gas hob with extractor hood above, space for fridge freezer and dishwasher, combi-boiler, down lights and centre ceiling light, power points and access to downstairs wc.

Downstairs WC

3'9 x 3'0 (1.14m x 0.91m)

Fitted with a two piece suite, comprising of low level WC and hand wash basin with vanity unit, centre ceiling light and radiator.

Study

6'11 x 12'7 (2.11m x 3.84m)

Wall lights, gas central heating radiator, under stairs storage and access to kitchen, conservatory and dining room.

Conservatory

8'6 x 11'3 (2.59m x 3.43m)

UPVC windows and French doors leading into the garden, laminate wood flooring, gas central heating radiator and access to study.

First Floor Landing

With a side facing UPVC window and power points, leading off to bedrooms one, two, three and family bathroom.

Bedroom One

8'9 x 14'2 (2.67m x 4.32m)

With a front facing UPVC window, fully fitted wardrobes and drawers, coving, centre ceiling light, radiator and power points.

Bedroom Two

8'9 x 12'7 (2.67m x 3.84m)

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

Bedroom Three

5'9 x 9'5 (1.75m x 2.87m)

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

Bathroom

5'9 x 7'11 (1.75m x 2.41m)

Fully tiled with a front facing opaque UPVC window, fitted with a three piece suite, compromising of panel enclosed bath with shower over, low flush WC and hand wash basin with vanity unit, tiled flooring, modern heated towel rail and centre ceiling light.

Rear Garden

A private enclosed rear garden, with plant and shrub borders and a flagged patio seating area.

Garage

7'0 x 18'8 (2.13m x 5.69m)

With an up and over door, electrics and power points, plumbed and space for washing machine.

Tenure - Leasehold as of 23/01/23

Council Tax - Bury Band C