

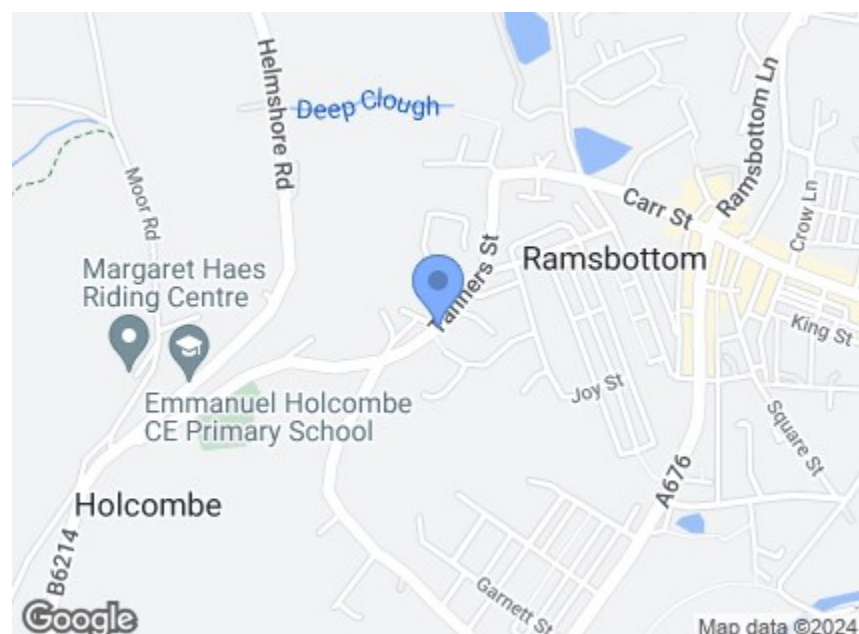
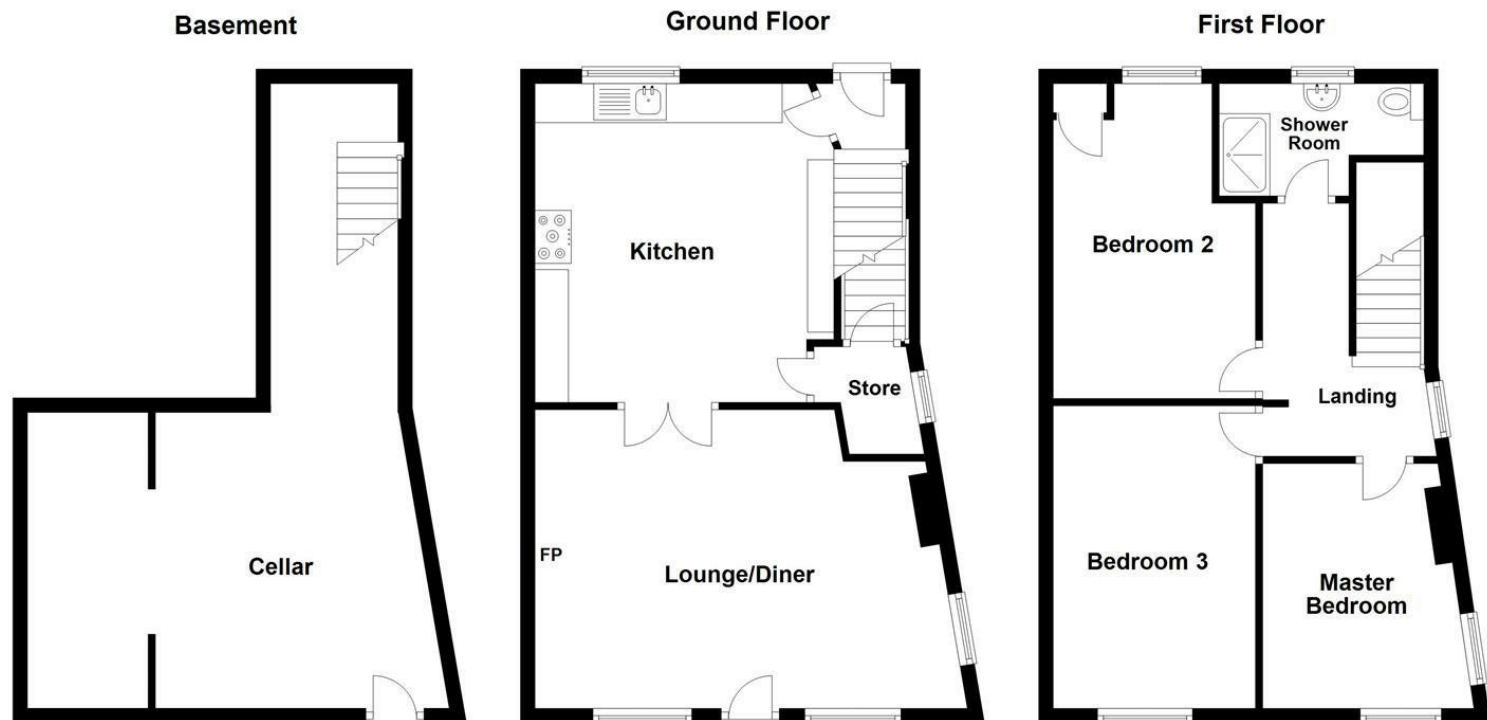


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

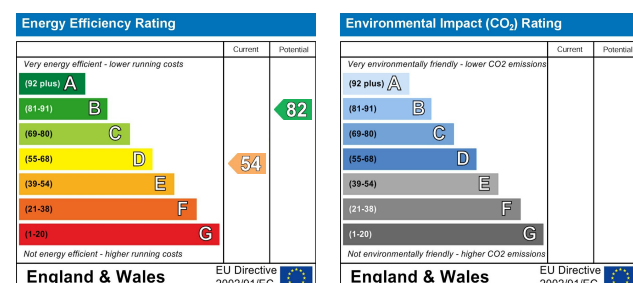
# CHARLES LOUIS

HOMES LIMITED

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouis.com](http://www.charleslouis.com)



### Directions



68 Tanners Street  
Ramsbottom, Bury, BL0 9ES  
**£1,100 Per month**



- Double Fronted End Stone Cottage
- Large Reception with Multi-Fuel Burner
- Three dble Bedrooms & Shower Room
- Available To Occupy Immediately

- Elevated Position With Outstanding Views
- Stylish Kitchen With Appliances Inc
- Fantastic 2 Chamber Cellar Space
- Must Be Viewed to be Appreciated

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.



# 68 Tanners Street

Ramsbottom, Bury, BL0 9ES

Charles Louis Lettings are delighted to offer to let this charming, double front stone cottage in an elevated position looking down on Tanners Street and offering spectacular views to the front. This characterful property has so much to offer including a very spacious front facing lounge/diner with a feature exposed stone wall and multi-fuel burner, and French doors opening into a sizable and stylish kitchen supplied with Smeg cooker, American style fridge freezer, dishwasher and washing machine. A storage area off the kitchen gives access to a fabulous and very versatile cellar space which could be directly accessed from outside. To the first floor there are three double bedrooms; the front facing two having gorgeous views over Ramsbottom's roof tops and rolling hills for miles around, and a modern fully tiled bathroom. This is a property that has to be viewed to be appreciated for its unique character, size and position. Call today to arrange your appointment.

## Lounge/Diner

Opening from the front with a country style stable door into a spacious lounge/diner which runs the full width of the property with two front facing UPVC windows and one to the side which provide ample sunlight and beautiful views over rolling countryside. The room also features a stone wall and chimney breast with a cast iron multi fuel burner, radiator, TV point, telephone point, power points and French doors opening into the kitchen.



## Kitchen

A sizeable kitchen with a rear facing UPVC window, tiled flooring, spotlighting, vertical radiator and ample power points, fitted with grey and white units with complimenting worktops and an inset sink and drainer unit with a pressure tap, a 6 ring 'Smeg' cooker with extractor hood, an American style fridge freezer with cold water dispenser, dishwasher and washing machine all to be included.



## Storage Area & Access to Cellar

With a side facing UPVC window, laminate flooring and door leading to the cellar which offers two chambers and an access door opening to the front - please note the external door has not been used for some time and may require some adjustment.

## Rear Vestibule

With a vertical radiator, UPVC door opening out to the rear, and stairs ascending to the first floor landing.

## First Floor Landing

With a side facing UPVC window providing a beautiful view, radiator, power point and small loft hatch.



## Master Bedroom

With front and side facing UPVC windows providing outstanding views over rooftops and open countryside, radiator and power points.



## View From Master Bedroom



## Bedroom Two

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



## Bedroom Three

With a front facing UPVC window which enjoys a similar view as the master, radiator and power points.



## Shower Room

Fully tiled with a rear facing UPVC glazed window, tiled flooring, spotlighting, heated towel rail, a walk in shower unit, low flush WC and hand wash basin with vanity unit.



Council Tax Band B