



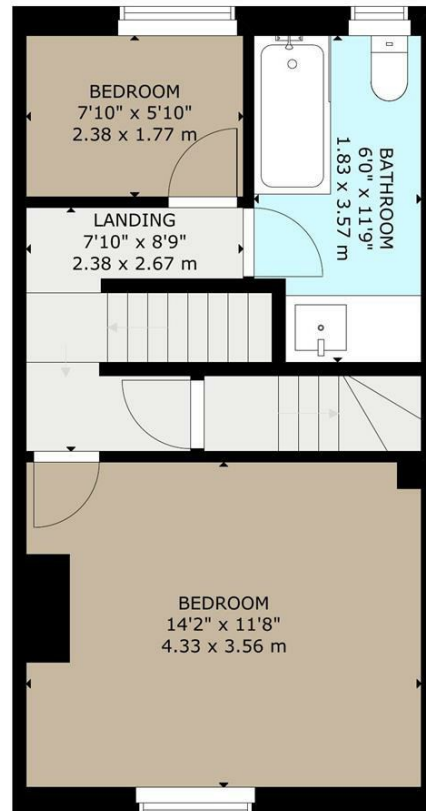
Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

**CHARLES LOUIS**  
HOMES LIMITED

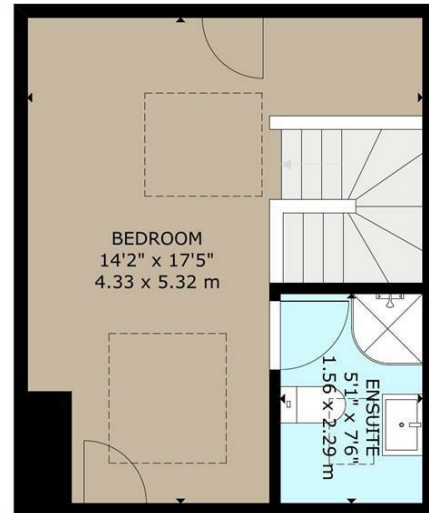
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FLOOR 1

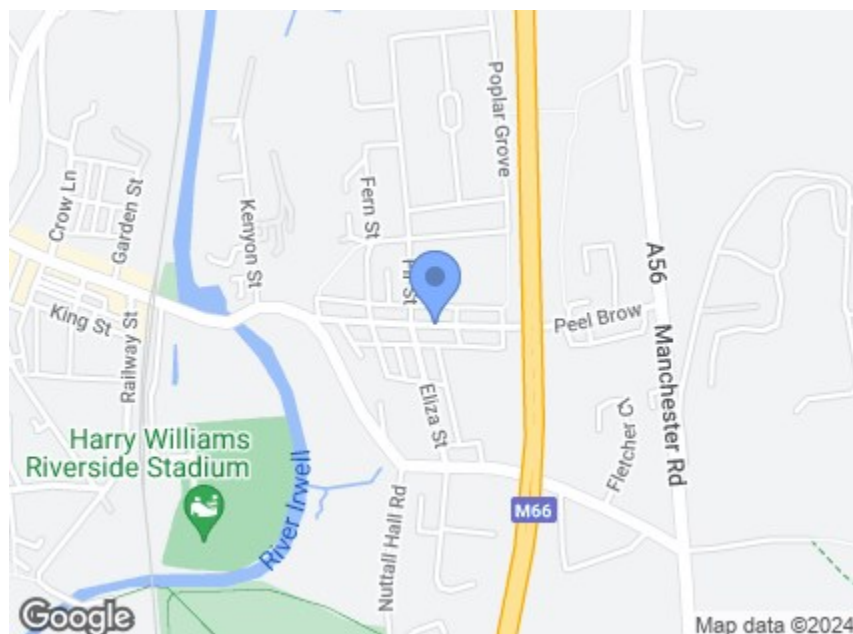


FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
TOTAL: 95 m<sup>2</sup>/1,017 sq.ft  
FLOOR 1: 36 m<sup>2</sup>/385 sq.ft, FLOOR 2: 36 m<sup>2</sup>/384 sq.ft, FLOOR 3: 23 m<sup>2</sup>/248 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Directions**

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

**87 Peel Brow**  
Ramsbottom, Bury, BL0 0AZ  
**£1,250 Per month**



- Immaculate, Partly Furnished Cottage
- Spacious Lounge with Multi-Fuel Burner
- Three Bedrooms, En-suite to Master
- Private & Enclosed Rear Garden

- Elevated Position With Outstanding Views
- Fully Fitted Kitchen With 6 Seater Dining
- Stylish, Modern & Tastefully Decorated
- 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# 87 Peel Brow

## Ramsbottom, Bury, BL0 0AZ

Charles Louis Lettings are delighted to offer to let this charming, modern and immaculately presented stone terrace in an elevated position looking down over Ramsbottom and offering spectacular views.

This partly furnished and tastefully modernised property has so much to offer including a spacious front facing lounge featuring a beautiful fireplace and multi-fuel burner, a stylish fully fitted kitchen with a six seater dining table, integrated oven with induction hob and overhead extractor fan, integrated fridge freezer, dishwasher and washing machine.

To the first floor there are two bedrooms; the front facing having gorgeous views over Ramsbottom's roof tops and rolling hills for miles around, and a modern fully tiled family bathroom. The master bedroom is situated on the second floor and benefits from having an en-suite shower room. To the rear the property enjoys a good deal of privacy in the court yard which is ideal for outdoor dining and barbecuing.

Call today to arrange your viewing.

### Lounge

Composite entrance door opens into the lounge with plantation shutters, laminate wood effect flooring, feature fireplace with multi fuel burner with a stone tiled surround and slate hearth, radiator, TV point, power points and inset ceiling spot lights.



### Kitchen

A fully fitted kitchen with a rear facing UPVC window, wood effect laminate flooring, spotlighting and ample power points, fitted with navy blue units with contrasting work surfaces, inset sink and drainer unit with a mixer tap tap, electric oven with induction hob and extractor hood, and integrated appliances to include fridge freezer, dishwasher and washing machine. Featuring a 6 seater dining table, and uPVC door opening out to the rear yard.



### First Floor Landing

With inset ceiling spotlights, radiator and power points. Giving access to bedrooms two and three, with stairs ascending to the master bedroom situated on the second floor.

### Bedroom Two

With a front facing uPVC double glazed window with plantation shutters, inset ceiling spot lights, radiator and power points.

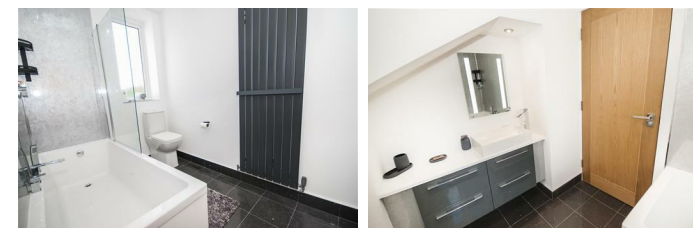


### Bedroom Three

With a rear facing uPVC double glazed window with plantation shutters, inset ceiling spot lights, radiator and power points.

### Bathroom

A slick and stylish bathroom with a rear facing uPVC opaque double glazed window, featuring tiled flooring, a vertical radiator and extractor fan, fitted with a three piece bathroom suite comprising panel enclosed bath with centre taps and waterfall shower and separate shower attachment over, low flush WC and a hand wash basin with vanity unit and touch operated LED mirror over.



### Second Floor

### Master Bedroom

With two Velux windows, inset ceiling spot lights, radiator and power points. Featuring bedside tables with built in phone charging surfaces.



### En-suite

With a Velux window, inset ceiling spot lights, tiled flooring, radiator with towel rail, fitted with a walk in shower cubicle with mains fed waterfall shower and separate attachment, low flush WC and hand wash basin with vanity unit.



### Rear Garden/Court Yard

An enclosed and private court yard with built in seating.

