



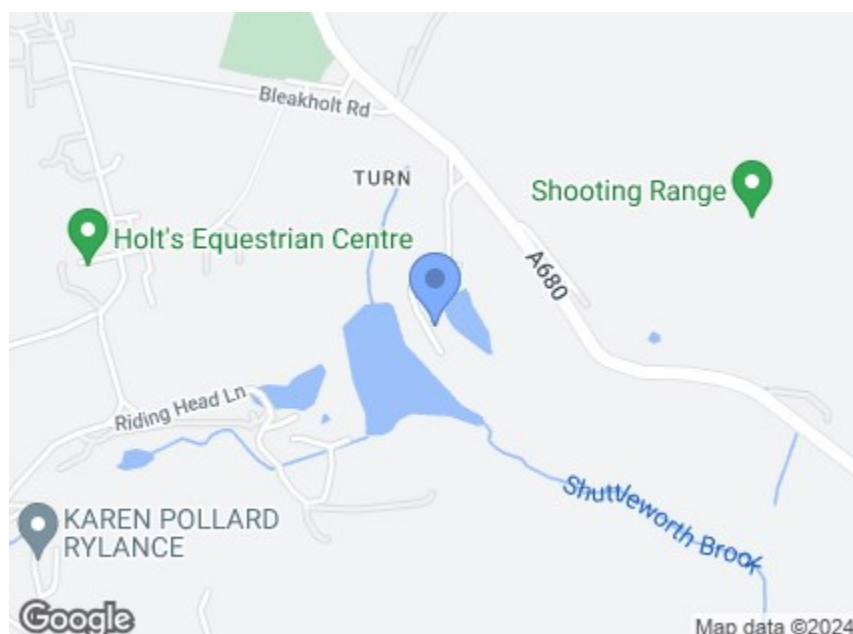
Charles Louis Homes Ltd  
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**CHARLES LOUIS**  
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GROSS INTERNAL AREA  
TOTAL: 156 m<sup>2</sup>/1,679 sq ft  
FLOOR 1: 24 m<sup>2</sup>/259 sq ft, FLOOR 2: 51 m<sup>2</sup>/550 sq ft  
FLOOR 3: 50 m<sup>2</sup>/536 sq ft, FLOOR 4: 31 m<sup>2</sup>/334 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Directions**

From our central Ramsbottom office head west on Callender St towards Central St and turn right onto Central St. Turn right onto Carr St and then left onto Ramsbottom Ln/A676, continue to follow A676 and at Edenfield Roundabout, take the 2nd exit onto Bolton Rd N. Turn left onto Bury Rd and at the roundabout, take the 2nd exit onto Rochdale Rd/A680. Next turn right onto Lodge Mill Ln. Lodge Mill Ln turns slightly left and becomes Lodge View/Lodge View Bury Destination will be on the left Arrive: Lodge View Lodge Mill Lane.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
76	82		

**15 Lodge View Lodge Mill Lane**  
Ramsbottom, Bury, BL0 0SY

**Offers over £375,000**



- Three Bedroom Well Presented Town House
- Gas Central Heating and Double Glazed Throughout
- Downstairs WC, Family Bathroom, Bedroom with Ensuite and WC to 3rd Floor Bedroom
- Tiered Garden Set Over Three Levels
- Stunning Location With Rural Views
- Modern Fitted Kitchen Diner With Integrated Appliances
- Driveway Parking and Integral Garage
- Viewing Is Highly Recommended



# 15 Lodge View Lodge Mill Lane

## Ramsbottom, Bury, BL0 0SY

**\*\*MODERN & WELL PRESENTED FOUR STOREY TOWN HOUSE\*\* MUCH SOUGHT LOCATION\*\* FABULOUS LODGE AND COUNTRY VIEWS \*\* Charles Louis Homes are pleased to bring to the market this well appointed family home set in a highly sought after area.**

The property in brief comprises entrance hall, ground floor WC and utility, stair case to first floor, lounge and kitchen diner with an open aspect layout. The second floor has access to Master bedroom and ensuite, bedroom two and family bathroom. The third floor has access to the bedroom three Whilst the property benefits from having all the usual essential such as UPVC double glazing and gas central heating, its location is easily this property's most attractive feature having a beautiful open outlook over a wooded area and out over countryside. A feature decking area in the garden is shielded from the elements with stone walls and stairs to further seating areas. To the front the property offers integral garage, driveway parking for at least two cars.

### Ground Floor

#### Entrance Hall

6'11 x 16'9 (2.11m x 5.11m)

Front composite entrance door opening into the hallway with tiled flooring, radiator and stairs ascending to the first floor.

#### Utility Room

15'2 x 8'8 (4.62m x 2.64m)

Tiled flooring, radiator, power points, base units with contrasting work surfaces, inset sink and drainer. Plumbing for a washing machine and space for a tumble dryer.



#### Downstairs WC

#### Integral Garage

Electric door, with power and lighting

#### First Floor

#### First Floor Landing

Radiator, power points, stairs leading to the second floor, access to the Kitchen Diner and Living Room

#### Open Plan Lounge

15'4 x 19'7 (4.67m x 5.97m)

With front facing french doors leading to balcony area with stunning rural views. Feature fire place with marble surround, tv port and power points and central ceiling light.



#### Balcony Area

With stunning views over the lodge



#### Kitchen Diner

15'4 x 15'5 (4.67m x 4.70m)

With a rear facing UPVC double glazed window and double patio door leading to the rear garden. Tiled flooring, a range of wall and base units with contrasting worktops, inset sink with drainer and mixer tap. Built in electric oven, built in microwave and gas hob with extractor hood, integrated dishwasher and fridge freezer.



#### Second Floor

#### Second Floor Landing

Leading to Master bedroom and bedrooms two, and the family bathroom. Stairs leading to third floor

#### Master Bedroom

15'3" x 11'10" (4.65m x 3.63m)

With a front facing UPVC double glazed window, fitted wardrobes, central ceiling light, radiator and power points.



#### Master Ensuite

7'10 x 4'4 (2.39m x 1.32m)

Partially tiled with a tiled floor, radiator, extractor fan, Low level WC and wall hung hand wash basin, walk in shower with mains fed overhead shower.



#### Bedroom Two

15'3 x 12'11 (4.65m x 3.94m)

With a rear facing UPVC double glazed window, fitted wardrobes, central ceiling light, radiator and power points.



#### Family Bathroom

7'10 x 7'3 (2.39m x 2.21m)

Partially tiled with lino flooring, radiator extractor fan, three piece bathroom suite comprising of a panel enclosed bath with hand shower, low flush WC and hand wash basin with pedestal.



#### Third Floor

#### Bedroom Three

11'5 x 22'5 (3.48m x 6.83m)

With Velux windows to the front and rear of the property, fitted wardrobes, central ceiling light, radiator and power points. Access to WC and loft space and storage in the eaves.



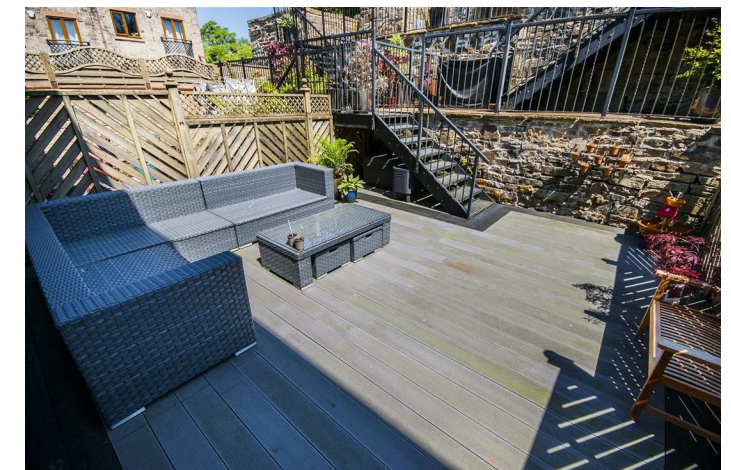
#### Bathroom WC

3'4 x 7'11 (1.02m x 2.41m)

Low level WC and hand wash basin with fitted vanity unit

#### Rear Garden

An enclosed private rear with decking area, external lighting and a water supply. Leading up to level two with a seating area.



#### Front Garden/ Driveway

Pathway leading to the front entrance, driveway for 1 to 2 vehicles