

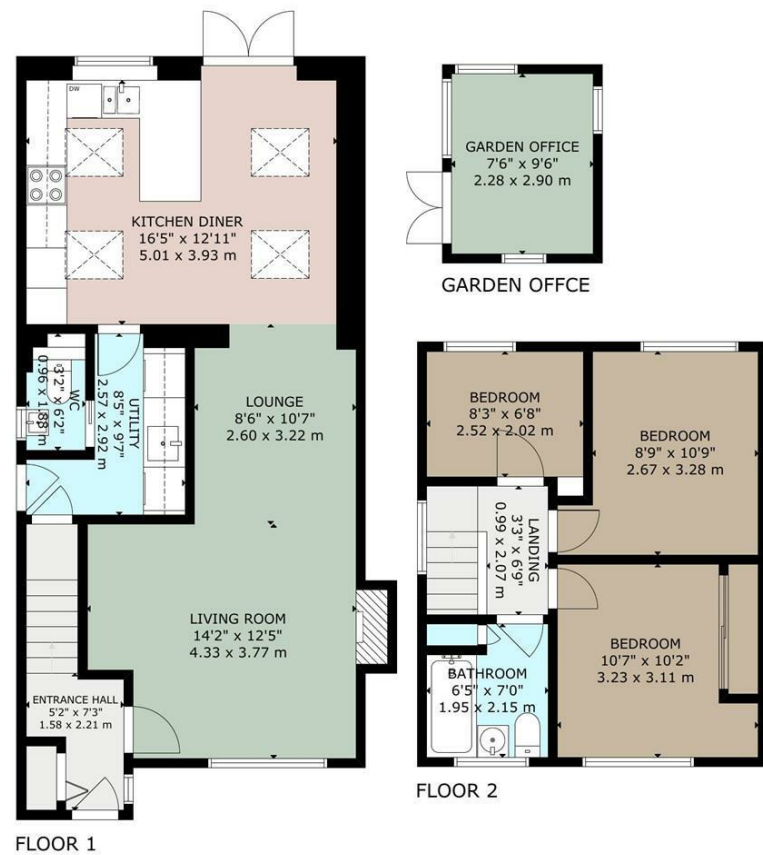


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

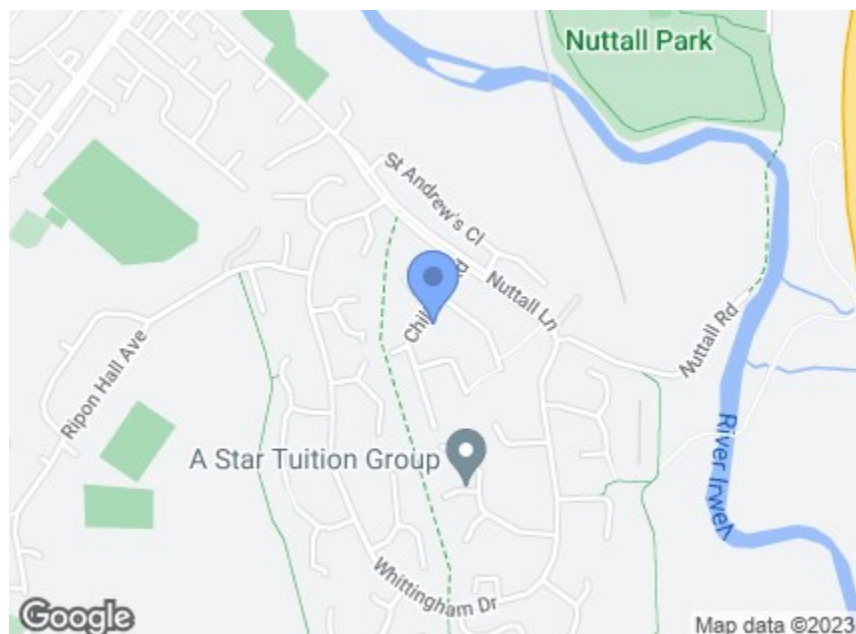
CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 101 m²/1,090 sq.ft
FLOOR 1: 66 m²/715 sq.ft, FLOOR 2: 35 m²/375 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St, then turn left onto Nuttall Ln, then right onto Chiltern Rd. Destination will be on the left

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	

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.

1 Chiltern Road
Ramsbottom, Bury, BL0 9LF

Offers in the region of £320,000



- Three Bedroom Well Presented Extended Semi Detached House
- Open Plan Kitchen/Breakfast Area & Dining Room
- Driveway Parking For Two Vehicles & Small Garden To The Front
- Well Maintained Rear Garden with External Home Office
- Situated In A Quiet And Well Sought After Location
- Open Plan Reception Room
- Close Walking Distance To Ramsbottom Town Centre & Local Countryside Walks
- A Must See!! To Appreciate, Size, Location & Charm

1 Chiltern Road

Ramsbottom, Bury, BL0 9LF

****WELL PRESENTED, EXTENDED & SPACIOUS SEMI DETACHED PROPERTY****THREE BEDROOMS & GARDEN OFFICE**GARDENS & DRIVEWAY PARKING**Charles Louis Homes are pleased to present this attractive semi-detached residence, offering a spacious and comfortable living environment, with a garden office. It is ideally located in one of Ramsbottom's highly desirable residential areas. The property features UPVC windows throughout, gas central heating, and a well-presented interior.

Upon entering, you are welcomed by an entrance hall leading to a lounge and a large living room. The open plan kitchen/diner is bright and airy, complemented by integrated appliances and French doors that open to the rear garden. Additionally, there is a utility room and a convenient downstairs WC. The first floor accommodates three bedrooms, each offering ample space for relaxation and rest. The stylish bathroom adds a touch of elegance to the property.

Externally, the rear of the property features an enclosed and low-maintenance garden, accompanied by a modern garden office. The front of the house offers a generous garden area and a driveway with parking space for several cars. This property is truly a must-see! We highly recommend scheduling a viewing to avoid missing out on this exceptional opportunity.

Entrance Hall

52 x 73 (1.57m x 2.21m)

Composite door to front elevation, gas central heating radiator, centre ceiling light, alarm, cloakroom cupboard, access to downstairs accommodation and stairs leading to first floor.

Open Plan Living Room

142 x 125 (4.32m x 3.78m)

Double glazed window to front elevation, fitted with feature fireplace, inset gas fire and marble hearth, centre ceiling light, gas central heating radiator, access through to open plan kitchen/dining area.



Alternative View



Open Plan Kitchen/Diner

165 x 1211 (5.00m x 3.94m)

Double glazed window and french doors looking over and opening out into rear garden, four Velux windows, fitted with a range of wall and base units, one and half inset sink with mixer tap, splash back tiles and wooden worktops, four ring induction hob with modern fitted extractor above, integrated Neff oven and grill, integrated fridge freezer, integrated dishwasher, breakfast bar area, inset spots, laminate wood flooring, gas central heating radiator, access to utility room.



Alternative View



Utility Room

85 x 97 (2.57m x 2.92m)

Fitted with wall and base units, inset sink and mixer tap, wooden worktops and splash back tiles, space and plumbing for washing machine, space for dryer, inset spots, laminate wood flooring, access to downstairs wc and door leading out to rear garden.

Downstairs WC

32 x 62 (0.97m x 1.88m)

Double glazed frosted window to side elevation, fitted with a two piece suite comprising of low level wc, hand wash basin, combi boiler, chrome heated towel rail, tiled flooring and inset spots

First Floor Landing

33 x 69 (0.99m x 2.06m)

Double glazed window to side elevation, leading off to three bedrooms and family bathroom, access to loft.

Master Bedroom

107 x 102 (3.23m x 3.10m)

Double glazed window to front elevation, fitted wardrobes, centre ceiling light and gas central heating radiator.



Bedroom Two

89 x 109 (2.67m x 3.28m)

Double glazed window to rear elevation, centre ceiling light and gas central heating radiator.



Bedroom Three

83 x 68 (2.51m x 2.03m)

Double glazed window to rear elevation, centre ceiling light and gas central heating radiator.



Family Bathroom

65 x 70 (1.96m x 2.13m)

Double glazed frosted window to front elevation, fitted with a three piece suite comprising of low level wc, hand wash basin, bath with shower above and glass shower door, part tiled walls, centre ceiling light and gas central heating.



Rear Garden

Enclosed private garden with mainly laid lawn, flagged patio area and pathway leading to garden office, with borders to right and left with plants and shrubs.



Alternative Views



Garden Office

76 x 96 (2.29m x 2.90m)

Fully usable office area with power, lighting and air conditioning



Front External

Driveway parking for two vehicles, pathway to front door and lawn area to right with wooden fencing.