

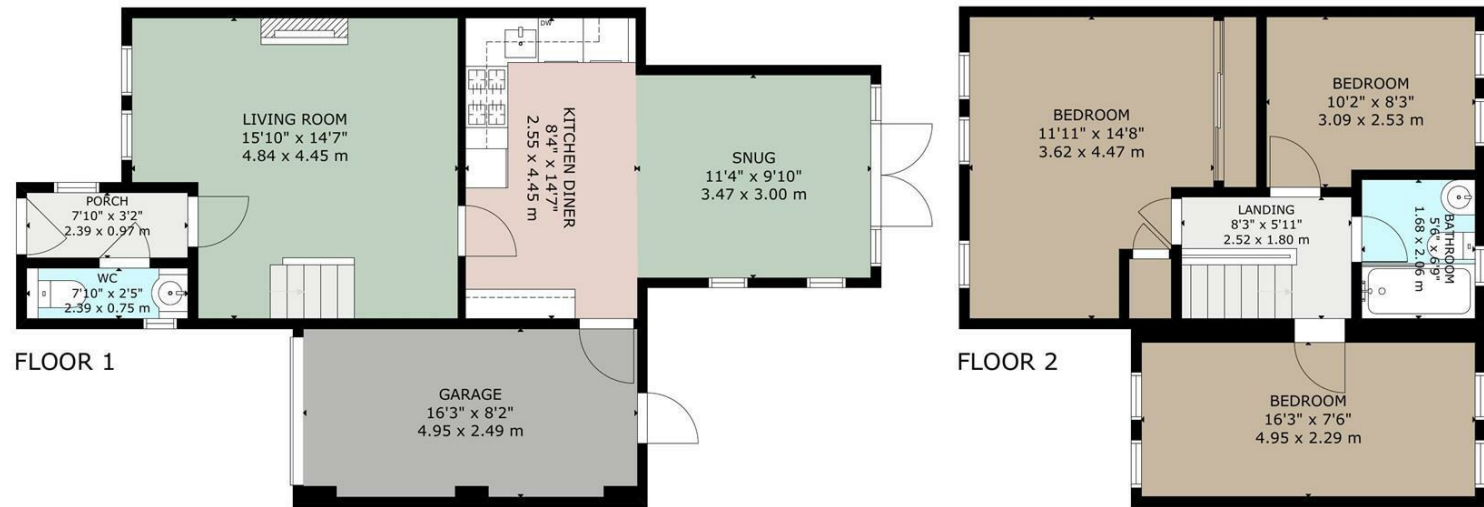


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

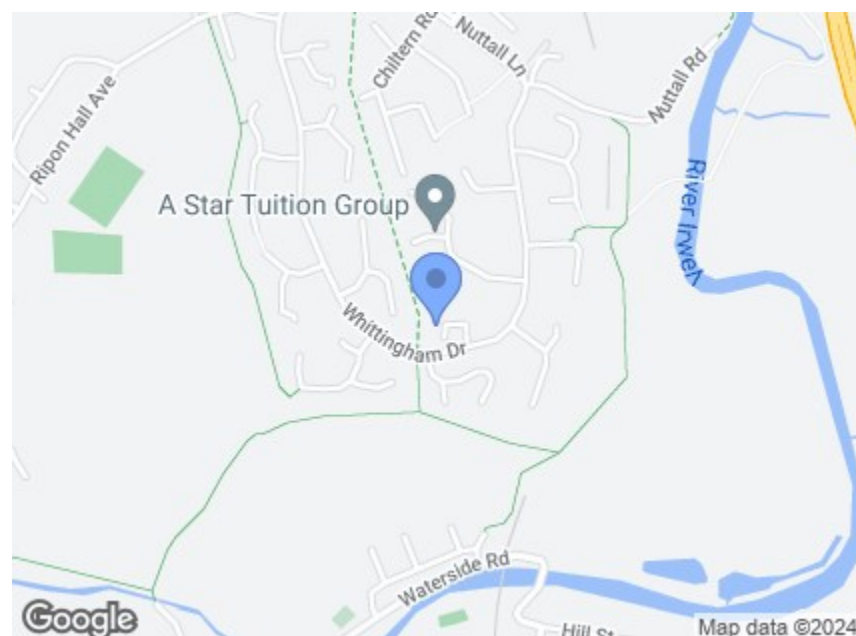
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HOMES LIMITED

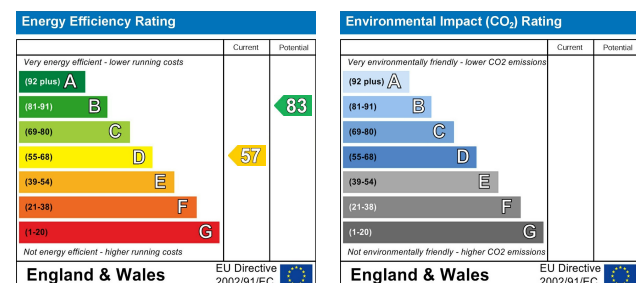


GROSS INTERNAL AREA
TOTAL: 94 m²/1004 sq.ft.
FLOOR 1: 47 m²/502 sq.ft. FLOOR 2: 47 m²/502 sq.ft.
EXCLUDED AREAS: GARAGE: 12 m²/133 sq.ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St, then turn left onto Nuttall Ln, continue straight onto Whittingham Dr and then turn right onto Roseberry Cl. Destination will be on the left



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.



No 30 Roseberry Close
Ramsbottom, Bury, BL0 9FQ

£290,000



- Extended, Well Presented Three Bedroom Semi Detached House
- Set In A Quiet Cul De Sac Location
- Downstairs WC And Family Bathroom
- Driveway Parking, Garage & Well Proportioned Garden
- Perfectly Situated in a Well Sought-After Location
- Open Plan Modern Fitted Kitchen / Dining Room
- Gas Central Heating And Double-Glazed Windows Throughout
- A Must See!! To Appreciate Size & Location

No 30 Roseberry Close

Ramsbottom, Bury, BL0 9FQ

*****EXTENDED, WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY**SET IN A CUL DE SAC LOCATION**WELL PROPORTIONED REAR GARDEN WITH GARAGE & DRIVEWAY PARKING***A three-bedroom semi-detached home nestled within a peaceful cul-de-sac, located in a highly desirable area. Explore more at <https://charlesloushomes.co.uk/> to witness the charm first hand. Charles Louis Homes proudly presents this immaculately maintained and extended property, featuring three bedrooms.**

This property is a true gem, perfectly situated in a sought-after location that provides convenient access to excellent schools, local conveniences, efficient transport connections, and the beauty of the surrounding countryside.

Upon entering, you'll be welcomed by a porch that leads to a comfortable living room. The open-plan fitted kitchen/dining room offers a wonderful space for gatherings. A second reception room, complete with French doors opening to the garden, awaits your discovery. Additionally, the property includes three bedrooms and a family bathroom.

Benefitting from both gas central heating and double-glazed windows throughout, this home ensures your comfort year-round. With driveway parking and a spacious rear garden, practicality meets relaxation seamlessly.

An absolute must-see, visiting this property is essential to truly grasp its layout and exceptional location.

Entrance Porch

7'10 x 3'2 (2.39m x 0.97m)

uPVC entrance door opening into the hallway with a uPVC double glazed window, laminate wood flooring and centre ceiling light.

Downstairs WC

7'0 x 2'5 (2.13m x 0.74m)

With a side facing opaque uPVC window, fitted with a two piece suite, comprising of low level WC and hand wash basin with vanity unit, laminate wood flooring, part tiled and centre ceiling light.

Living Room

15'10 x 14'7 (4.83m x 4.45m)

With a front facing uPVC double glazed window, feature fire place with gas fire and marble hearth, laminate wood flooring, radiator, centre ceiling light and wall lights, power points, with stairs ascending to the first floor.



Open Plan Kitchen/ Dining Area.

8'4 x 14'7 (2.54m x 4.45m)

Fitted with a range of wall and base units with a contrasting work top and downlights, inset sink with drainer and mixer tap, splash back tiles, space for oven and four ring gas hob with extractor fan, plumbing for a dishwasher and washing machine, space for fridge freezer, breakfast bar area, gas central heating radiator, central ceiling spot lights, coving, tiled flooring, access to garage and open plan to dining and seating area with French doors overlooking garden.



Alternative View



Snug

11'4 x 9'10 (3.45m x 3.00m)

Two uPVC windows to side elevation, french doors to the rear elevation leading to the rear garden and patio area, coving and inset ceiling spot lights, tiled flooring, radiator and power points.



First Floor Landing

8'3 x 5'11 (2.51m x 1.80m)

Leading off to three bedrooms and family bathroom.

Master Bedroom

11'11 x 14'8 (3.63m x 4.47m)

Front facing uPVC double glazed windows, fitted wardrobes, radiator, power points inset ceiling spot lights.



Bedroom Two

16'3 x 7'6 (4.95m x 2.29m)

Two front and rear facing uPVC double glazed window, radiator, power points and centre ceiling light



Bedroom Three

10'2 x 8'3 (3.10m x 2.51m)

Two rear facing uPVC double glazed window, radiator, power points and central ceiling light



Family Bathroom

5'6 x 6'9 (1.68m x 2.06m)

uPVC double glazed opaque window to rear elevation, fitted with a three piece suite, comprising of bath with thermostatic shower and screen, low level WC and a hand wash basin with pedestal, fully tiled walls with tile effect flooring, chrome heated towel rail, extractor fan,



Rear Garden

Private enclosed garden with patio to rear elevation, leading to lawned area with mature shrubs and bushes.



Alternative View



Garage

16'3 x 8'2 (4.95m x 2.49m)

Up and over door with power and lighting, with access to rear garden.

Front External

Garden to front with pathway leading to front door, driveway parking and garage.

Council Tax - Bury Band D
Tenure - Leasehold