

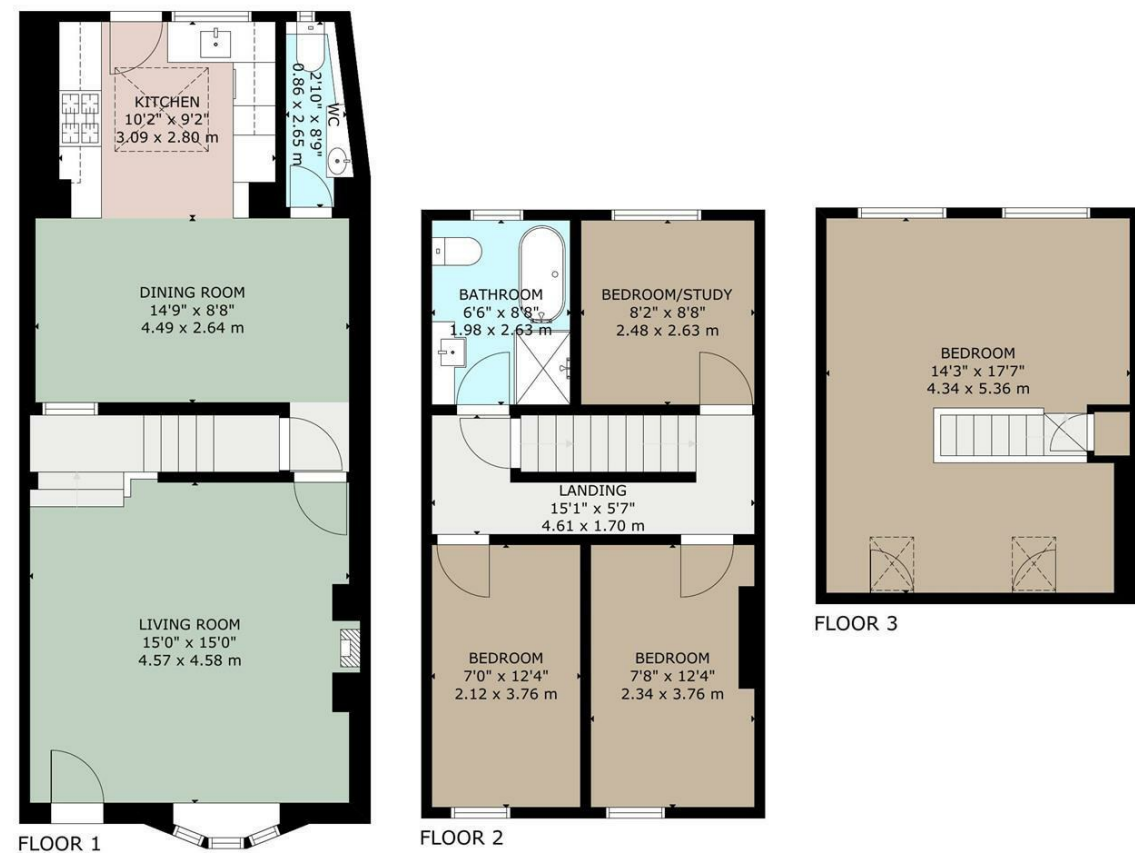


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CHARLES LOUIS

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GROSS INTERNAL AREA
TOTAL: 112 m²/1,202 sq ft
FLOOR 1: 50 m²/540 sq ft, FLOOR 2: 39 m²/416 sq ft, FLOOR 3: 23 m²/246 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head west on Carr St towards Market PI, Carr St turns left and becomes Tanners St. Next turn right onto Milton St and continue straight onto Douglas St.

11 Douglas Street

Ramsbottom, Bury, BL0 9HB

Offers in the region of £335,000



- Immaculate four-bedroom stone cottage with breathtaking panoramic views
- Generous lounge featuring an eye-catching log-burning stove as its centerpiece.
- Extra plot at the rear, providing off-road parking for up to three cars & a lawn area.
- Luxury, modern four-piece bathroom suite & a guest WC.
- Offering a level of space & size, making it a standout option for prospective buyers.
- Four well-proportioned bedrooms, ensuring ample space for your family's needs.
- Open-plan dining area seamlessly connects to the well-fitted kitchen.
- Well-maintained front & rear gardens, complete with a delightful patio area.

11 Douglas Street

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****IMMACULATE FOUR BEDROOM STONE COTTAGE**STUNNING VIEWS WITH GARDENS TO FRONT & REAR**AMPLE OFF ROAD PARKING**SET IN A QUIET LOCATION OF RAMSBOTTOM** Nestled at the base of 'The Rake,' you'll discover this charming four-bedroom stone family home, offering a secluded retreat within a row of just seven characterful cottages. It boasts enchanting panoramic views overlooking Ramsbottom and Scout Moor. These unique properties rarely become available on the market, so early viewing is strongly advised.**

This property briefly comprises a spacious lounge adorned with a striking log-burning stove and breath-taking views. The open-plan dining kitchen comes complete with appliances, while a modern guest WC features distinctive copper taps.

On the first floor, you'll find three generously proportioned bedrooms, alongside a distinctive four-piece bathroom that includes a freestanding claw-foot bath and a separate shower enclosure.

Ascending to the second floor, a remarkable double master bedroom awaits, featuring windows at both the front and back, along with a versatile dressing/seating area.

Outside, the front garden exudes cottage-style charm, with a seating area perfect for taking in the awe-inspiring views. The recently upgraded rear area boasts a distinctive paved patio, creating an ideal space for evening entertainment.

Parking is conveniently located at the rear of the property, accommodating three cars and offering ample off-road parking space. Additionally, there's a green area that can be adapted for various uses.

Despite its tucked-away location, the house enjoys easy access to the diverse and traditional amenities of Ramsbottom village centre and is right on the doorstep of Holcombe Moor.

Ground Floor

Living Room

150 x 150 (4.57m x 4.57m)

With a front facing uPVC double glazed bay window with stunning views, log burner with tiled hearth surround, inset ceiling spot lights with two centre ceiling lights, radiator and power points with access to first floor and dining room.



Alternative View



Dining Room

149 x 8'8 (4.50m x 2.64m)

Tiled flooring, inset spots and centre ceiling light, radiator and power points, access to downstairs WC and open plan to the kitchen.

Open Plan Kitchen

10'2 x 9'2 (3.10m x 2.79m)

Double glazed window to rear elevation overlooking patio area, fitted with a range of wall and base units with a contrasting work top and downlights, inset 1 1/2 sink and drainer with a mixer tap, splashback tiles, built in double oven and five ring gas hob with extractor fan, integrated dishwasher and fridge freezer, and plumbing for a washing machine, inset ceiling spot lights and centre ceiling light, tiled flooring, Velux window and rear door leading to patio area.



Guest WC

2'10 x 8'9 (0.86m x 2.67m)

With a rear facing opaque uPVC window, fitted with a low level WC and hand wash basin with vanity unit, tiled flooring, radiator and centre ceiling light

First Floor

Two centre ceiling lights, wooden banister with iron railings, leading off to three bedrooms, family bathroom and access to second floor.

Bedroom Two/Study

8'2 x 8'8 (2.49m x 2.64m)

Rear facing double glazed window, fitted cupboard and desk, radiator, power points and central ceiling light



Bedroom Three

7'8 x 12'4 (2.34m x 3.76m)

Front facing double glazed window with stunning views, radiator, power points and central ceiling light



Bedroom Four

7'0 x 12'4 (2.13m x 3.76m)

Front facing double glazed window with stunning views, radiator, power points and central ceiling light



Family Bathroom

6'6 x 8'8 (1.98m x 2.64m)

Partially tiled with tiled flooring, fitted with a four piece bathroom suite comprising of a claw foot free standing bath, separate walk in glass shower, low level WC and a hand wash basin with vanity unit, chrome heated towel rail, extractor fan and inset spots.



Second Floor

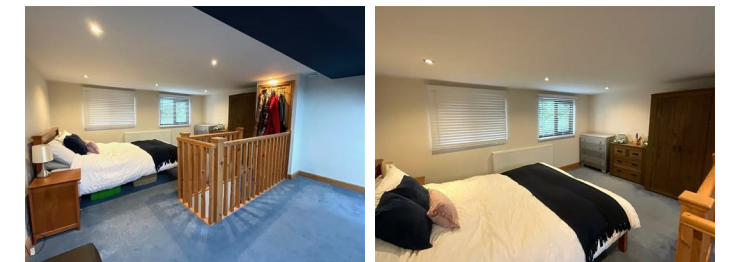
Master Bedroom

14'3 x 17'7 (4.34m x 5.36m)

With two Velux windows, plus twin UPVC rear facing windows with stunning woodland views. Built in wardrobes to the eaves, radiator, power point and inset ceiling spot lights.



Alternative View



Rear Garden

An enclosed private patio area with outdoor lighting. Parking available for up to three cars, to the rear of the property.



Parking for 3 vehicles

