



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

CHARLES LOUIS

HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



GROSS INTERNAL AREA
TOTAL: 94 m²/999 sq ft
FLOOR 1: 37 m²/393 sq ft, FLOOR 2: 37 m²/393 sq ft, FLOOR 3: 20 m²/213 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



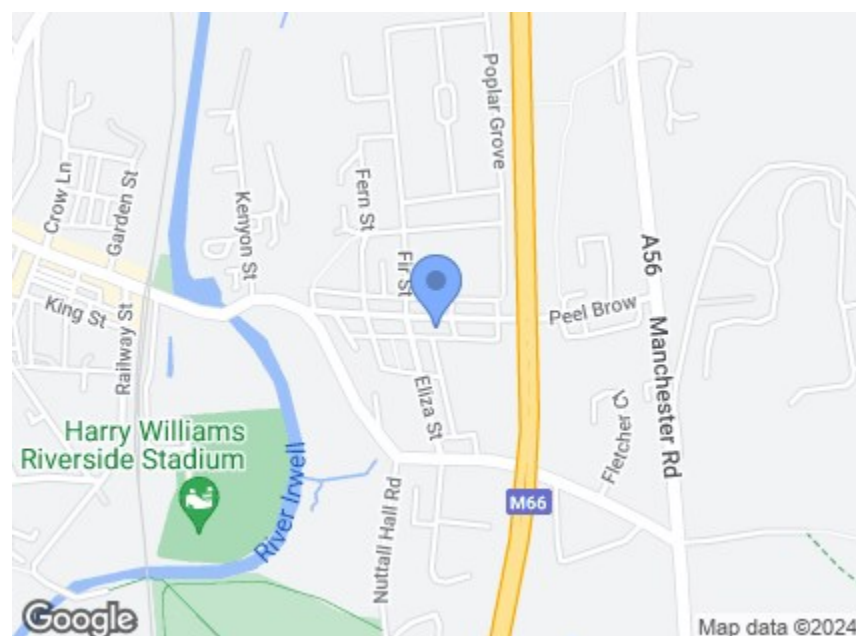
92 Peel Brow

Ramsbottom, Bury, BL0 0AU

Price guide £270,000

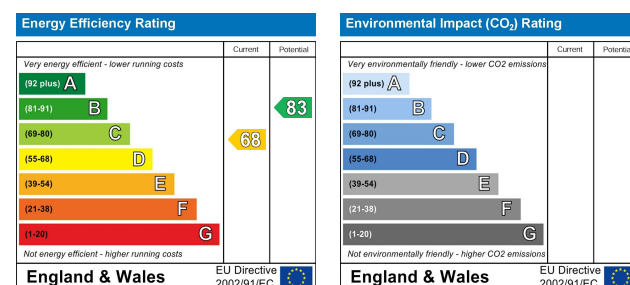


- Immaculate Three Bedroom Stone Cottage
- Extended Stone Cottage, Over Three Levels
- Lounge and Kitchen Diner
- Enclosed Low Maintenance Courtyard To Rear
- Spacious & Finished To A High Standard Throughout
- Modern Fitted Kitchen & Bathroom
- Gas Central Heating, Double Glazed Throughout
- A Must See!!! Viewing Is Highly Recommended



Directions

From our central Ramsbottom office head east on Carr St towards Bolton St/A676, continue onto Bridge St. Bridge St turns slightly left and becomes Peel Brow, slight left to stay on Peel Brow.



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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****IMMACULATE THREE BEDROOM STONE COTTAGE, SET OVER THREE LEVELS**SITUATED IN A HIGHLY SOUGHT-AFTER LOCATION** Charles Louis Homes are delighted to present this immaculate three bedroom traditional cottage, sympathetically extended and laid out over three levels, with two double bedrooms and an en-suite to the master bedroom.**

Situated in the highly sought after area of Ramsbottom with its idyllic surroundings, excellent schools and outdoor recreation, this property will appeal to a number of home buyers looking for a superb traditional semi-rural property in a much loved area of North Manchester.

This stone built property comprises a living room, and spacious kitchen/diner with access to a rear yard, three generously sized bedrooms, and a contemporary family bathroom.

This property has undergone an extensive renovation, and has the expected benefits of gas central heating and double-glazed windows throughout.

Additionally, it features a beautifully kept courtyard at the rear.

Overall, viewing is highly recommended to appreciate the charm and quality of this home.

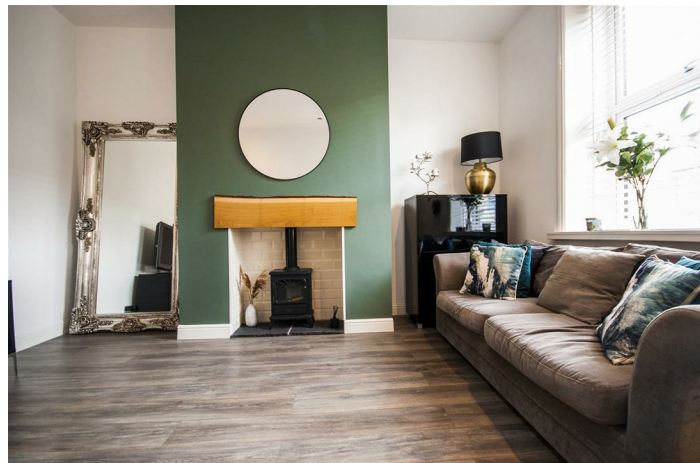
Entrance

3'6 x 3'11 (1.07m x 1.19m)
Composite door opens into the lounge.



Living Room

14'1 x 9'0 (4.29m x 2.74m)
Front-facing UPVC window, inset ceiling spot lights, gas central heating radiator, power points, access to dining room and open staircase ascending to the first floor.



Kitchen Area

13'6 x 9'10 (4.11m x 3.00m)
With rear-facing double patio doors leading to the rear garden, a range of wall and base units with contrasting work surfaces, inset sink with mixer tap and drainer unit, integrated oven with gas hob and extractor hood, plumbing for washing machine and dishwasher, integrated fridge freezer, splash back tiles, wood effect flooring, gas central heating radiator, inset ceiling spot lights and power points.



Dining Area

14'1 x 9'0 (4.29m x 2.74m)
Wood effect laminate flooring, inset ceiling spot lights, gas central heating radiator, power points, access to kitchen/dining room



Landing

11'10 x 5'10 (3.61m x 1.78m)

Bedroom Two

12'2 x 10'11 (3.71m x 3.33m)
Front-facing UPVC double glazed window, fitted wardrobes, gas central heating radiator centre ceiling light and additional inset ceiling spot lights, TV port and power points.



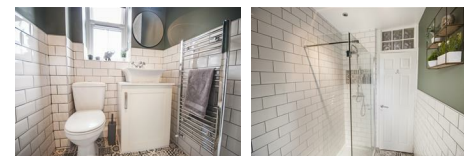
Bedroom Three

8'6 x 9'4 (2.59m x 2.84m)
Rear-facing UPVC double glazed window overlooking the rear yard, gas central heating radiator, inset ceiling spot lights and power points.



Bathroom

5'0 x 9'4 (1.52m x 2.84m)
Rear-facing opaque UPVC window, part tiled, inset ceiling spot lights, heated towel rail, fitted with three piece suite in white, comprising of low-level WC, wash hand basin and bath with shower above.



Master Bedroom

13'7 x 22'11 (4.14m x 6.99m)
Beamed ceiling, with fitted cupboard in eaves, inset ceiling spot lights, TV port and power points



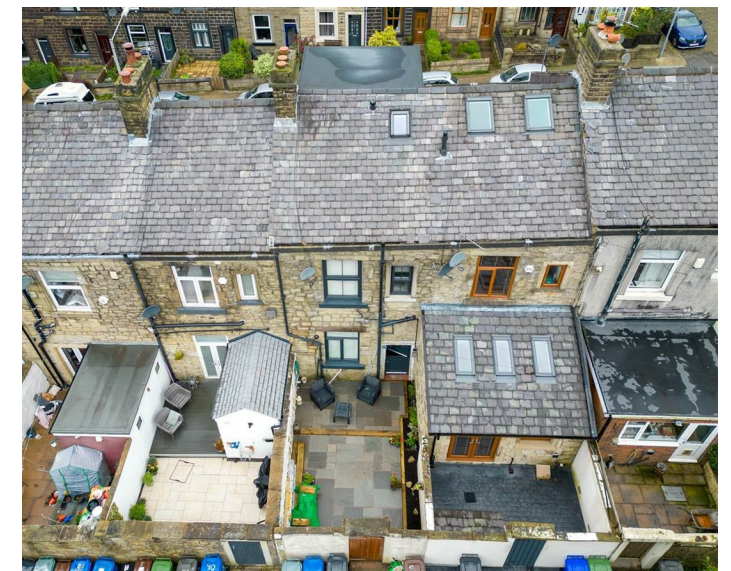
Master En-suite

Rear-facing opaque UPVC window, part tiled, inset ceiling spot lights, heated towel rail, fitted with three piece suite in white, comprising of low-level WC, wash hand basin and bath with shower above.



Rear Yard

Enclosed rear yard with storage, outdoor tap and electric point.



Tenure - Leasehold
Council Tax - Bury Band B