

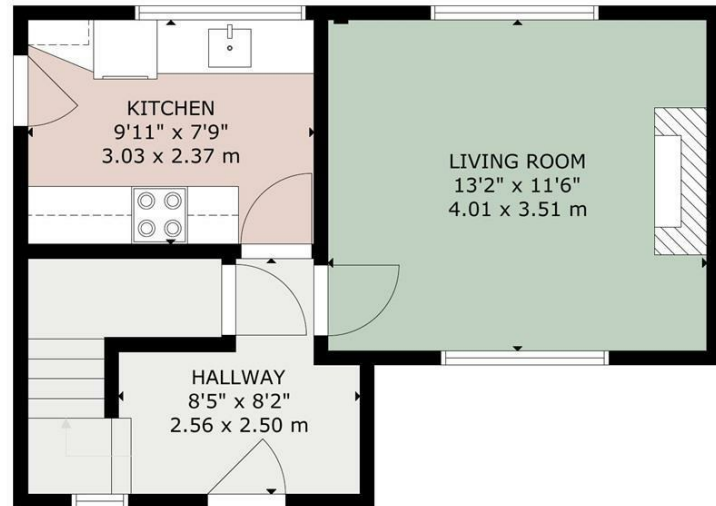


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

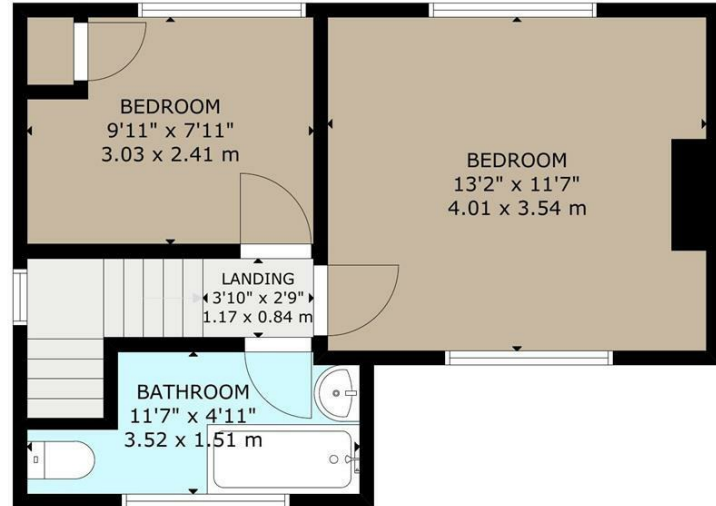
CHARLES LOUIS

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HOMES LIMITED



FLOOR 1



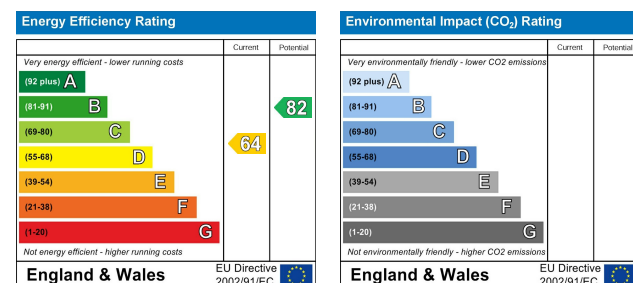
FLOOR 2

GROSS INTERNAL AREA
TOTAL: 62 m²/660 sq ft
FLOOR 1: 31 m²/329 sq ft, FLOOR 2: 31 m²/331 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 and turn right onto Holt St W. Turn left at the 1st cross street onto Shilton St and turn right onto George Rd.



73 George Road
Ramsbottom, Bury, BL0 9NN

Price £169,950



- Well Presented Two Bedroom Semi Detached Property
- Reception Room & Kitchen With Family Bathroom
- Large Rear Garden With Ample Driveway Parking
- Close To Local Amenities, Transport Links & Motorway Access
- Set In A quiet Location, In A Well Sought After Area
- Gas Central Heating & Double Glazing Throughout
- Walking Distance To Ramsbottom Town Centre
- A Must See!!! To Appreciate Location & Size of Property

73 George Road

Ramsbottom, Bury, BL0 9NN

WELL PRESENTED TWO BEDROOM SEMI DETACHED PROPERTY**LARGE GARDENS & AMPLE DRIVEWAY PARKING**SET IN A WELL SOUGHT AFTER LOCATION, CLOSE TO RAMSBOTTOM TOWN CENTRE Charles Louis Homes are pleased to bring to the market this two bedroom semi detached property, located in a quiet and well sought after location. The property in brief comprises of hallway leading off to living room and kitchen. To the first floor are two bedrooms and family bathroom. The property benefits from gas central heating and double glazing throughout. To the rear is a large private garden with ample driveway parking at the front of the property with a front garden. A Must See!!! To appreciate location and size of property.

Hallway

8'5 x 8'2 (2.57m x 2.49m)

Front door to front elevation, stairs leading to first floor accommodation, centre ceiling light, gas central heating radiator, laminate wood flooring and access to downstairs accommodation with under stairs storage.

Living Room

13'2 x 11'6 (4.01m x 3.51m)

Double glazed windows to front and rear elevation, feature fireplace with gas fire, centre ceiling light and gas central heating radiator.



Alternative View

Kitchen

9'11 x 7'9 (3.02m x 2.36m)

Double glazed window to rear elevation fitted with a range of wall and base units, inset sink with mixer tap and complimentary work tops, splashback tiles, four ring hob with extractor above, integrated oven, space for fridge, space for freezer, space for washing machine, centre ceiling light, gas central heating radiator, door to rear garden.



First Floor Landing

Leading off to two bedroom and family bathroom.

Master Bedroom

13'2 x 11'7 (4.01m x 3.53m)

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



Bedroom Two

9'11 x 7'11 (3.02m x 2.41m)

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



Family Bathroom

11'7 x 4'11 (3.53m x 1.50m)

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



Rear Garden

Large private enclosed garden with patio area and mainly laid to lawn, with mature trees and bushes.



Front External

Pathway leading to front door with ample driveway parking and small garden to front.

Alternative View



Tenure - Freehold
Council Tax - Band A