



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

# CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA  
TOTAL: 100 m<sup>2</sup>/1,080 sq ft  
FLOOR 1: 50 m<sup>2</sup>/542 sq ft, FLOOR 2: 50 m<sup>2</sup>/538 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



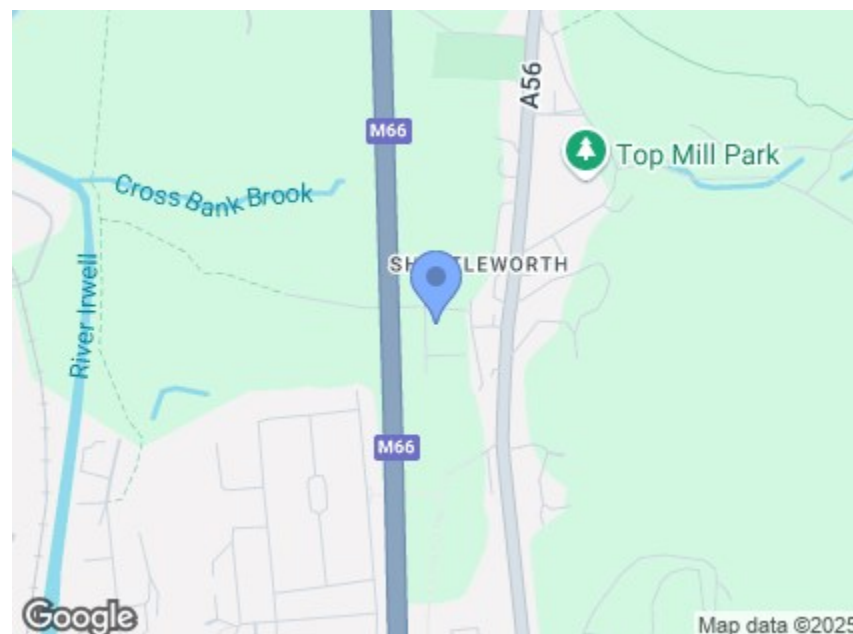
## 3 Holcombe View

Ramsbottom, Bury, BL0 0BX

Price guide £350,000



- Outstanding New Build Development
- Finished To A High Standard Throughout
- Family Bathroom, En-Suite & Downstairs WC
- Stunning Views Over Nearby Countryside
- Three Bedrooms, Master With Ensuite
- Open Plan Kitchen and Dining Room
- Rear Garden And Driveway Parking For Two
- An Absolute Must See To Be Appreciated



### Directions

From our central Ramsbottom office head north-east on Bolton St/A676 towards Carr St and continue to follow A676. At Edenfield Roundabout, take the 2nd exit onto Bolton Rd N and turn left onto Bury Rd. At the roundabout, take the 2nd exit onto Rochdale Rd/A680 and then turn right onto Bleakholt Rd

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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# 3 Holcombe View

## Ramsbottom, Bury, BL0 0BX

\*\*\*IMMACULATE THREE BEDROOM DETACHED NEW BUILD\*\*STUNNING COUNTRYSIDE VIEWS\*\*FINISHED TO A HIGH STANDARD\*\*\*This executive new build home is located in a quiet cul-de-sac in the sought-after Ramsbottom area. It offers three bedrooms, a downstairs WC, an open-plan kitchen and dining area, living room. The front and rear gardens are low-maintenance, and there's ample driveway parking.

Charles Louis Homes presents this newly built detached property, close to countryside walks, parks, and local schools. Comprising: living room, ground floor WC, an open-plan kitchen and dining area, with French doors opening out to the garden. Upstairs, there's a master bedroom with an en-suite, two additional bedrooms, a family bathroom, and access to the loft space. The house is equipped with gas central heating and double-glazed windows.

The front and rear gardens are well-kept and provide attractive and easy to maintain outdoor space. Viewing is recommended to appreciate the property's appeal, location, and size. Don't miss the chance to make this house your home.

### Entrance Hallway

6'9 x 15'7 (2.06m x 4.75m)  
uPVC entrance door opening into the hallway with a uPVC double glazed window, tiled flooring, radiator, inset ceiling spot lights and stairs ascending to the first floor.



### Living Room

11'2 x 13'7 (3.40m x 4.75m)  
With a front facing uPVC double glazed window, TV point, radiator, power points and a central ceiling light.

### Kitchen Area

9'10 x 13'4 (3.00m x 4.06m)  
With a rear facing uPVC double glazed window overlooking the garden, Tiled flooring, 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, built in double oven and induction hob with extractor fan, integrated dishwasher and fridge freezer, inset ceiling spot lights.



### Alternative View



### Dining/ Seating Area

8'7 x 13'4 (2.62m x 4.06m)  
Tiled flooring, radiator, central ceiling lights and power points, open plan to the kitchen. Access to rear garden and patio via double UPVC French doors.



### Downstair WC

11 x 5'5' (3.35m x 1.65m')  
Tiled flooring, low level WC and hand wash basin with pedestal.

### First Floor Landing

10'4 x 3'9 (3.15m x 1.14m)  
With a side facing uPVC double glazed window, access to all three bedroom, family bathroom and loft access.

### Master Bedroom

15'1 x 9'11 (4.60m x 3.02m)  
Front facing uPVC double glazed window, radiator, power points, central ceiling light and access to the master en-suite.



### Master En-suite

6'5 x 4'10 (1.96m x 1.47m)  
Partially tiled with a front facing opaque uPVC double glazed window, laminate flooring, heated towel rail extractor fan, walk in shower cubicle with mains fed shower, low level WC and a hand wash basin with pedestal.



### Bedroom Two

9'1 x 11'11 (2.77m x 3.63m)  
Rear facing uPVC double glazed window, radiator, power points and central ceiling light.



### Bedroom Three

8'11 x 11'11 (2.72m x 3.63m)  
Front facing uPVC double glazed window, radiator and power points.



### Family Bathroom

7'8 x 6'4 (2.34m x 1.93m)  
Partially tiled with a side facing opaque uPVC double glazed window, heated towel rail, extractor fan, three piece bathroom suite comprising of a panel enclosed bath with thermostatic shower and screen, low flush WC and a hand wash basin with pedestal.



### Rear Garden

Enclosed rear garden with a patio area and large area of lawn.



### Front Garden/ Driveway

Parking for 2 vehicles and footpath leading to the front door.

Tenure - not yet registered with Land Registry  
Council Tax - Bury Band D