



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

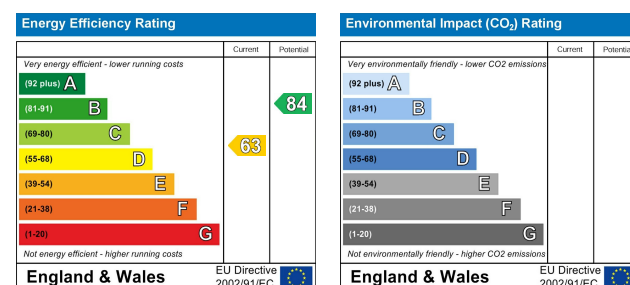


GROSS INTERNAL AREA
TOTAL: 78 m²/840 sq ft
FLOOR 1: 47 m²/510 sq ft, FLOOR 2: 31 m²/330 sq ft
EXCLUDED AREA: GARAGE: 24 m²/257 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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 1st exit onto the A56 slip road to Blackburn/M65. Continue onto A56 and take the A680 exit towards Haslingden. At the roundabout, take the 2nd exit, slight left onto Broadway and then turn left onto Brooklands Ave.



5 Brooklands Avenue , Rossendale, BB4 4EU

Guide price £200,000



- Newly refurbished two bedroom terraced house, offering a contemporary and inviting living environment
- Contemporary and well-equipped kitchen, dining area and lounge, ideal for modern living
- Driveway parking & garage to rear which is rented for £28 per month
- Beautiful front and rear gardens, providing outdoor retreat spaces,
- Tucked away in a serene countryside setting
- The dwelling showcases a modern family bathroom
- Meticulously finished to an impeccable modern standard
- Highly recommended to arrange a viewing and fully experience the charms of this enchanting Property, Ensuring You Don't Miss Out.

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.

5 Brooklands Avenue

, Rossendale, BB4 4EU

****WELL PRESENTED TWO BEDROOM STONE TERRACE**SITUATED IN A PRIVATE & WELL SOUGHT AFTER LOCATION**DRIVEWAY PARKING & GARDENS TO REAR**
Charles Louis Homes are please to bring to the market this well presented property which is situated in a superb position, in the heart of Rossendale.**

The generous and bright accommodation comprises an entrance porch with stairs to the first floor, living room, kitchen with a range of fitted appliances, dining room and access to the rear garden. To the first floor there are two bedrooms and a three piece bathroom. To the rear is a private rear with landscaped areas perfect for outdoor dining.

The popular location is within easy access to the many shops and amenities Ramsbottom has to offer and is well placed for transport links making it easy to commute into Bury, Manchester and across the North West. Highly regarded schools are also within walking distance. Internal viewings are strongly recommended to avoid disappointment.

Entrance Hall

39 x 35 (1.14m x 1.04m)
Front facing uPVC entrance door, tiled floor, leading to the living room and stairs ascending to the first floor.

Living Room

135 x 110 (4.09m x 3.35m)
With a front facing uPVC double glazed window, plantation shutters, coving, wood effect laminate flooring, feature log burning stove, TV point, power points, central ceiling lights, double doors leading to the kitchen and dining room.



Alternative view



Kitchen

16'11 x 7'11 (5.16m x 2.41m)
Tiled flooring, power points, range of wall and base units with contrasting work surfaces, inset sink with a mixer tap, space for oven and overhead extractor fan, integrated dishwasher and microwave, space for a fridge/freezer, inset ceiling spot lights.



Alternative view



Dining room

10'9 x 14'11 (3.28m x 4.55m)
Double uPVC patio doors leading to the rear garden, wood effect laminate floor, feature ceiling lights, radiator and power points



Alternative view



First Floor Landing

6'0 x 3'5 (1.83m x 1.04m)
Access to both bedrooms, bathroom and loft space.

Master Bedroom

17 x 11'2 (5.18m x 3.40m)
With a front facing uPVC double glazed window, radiator, power points and inset ceiling spot lights

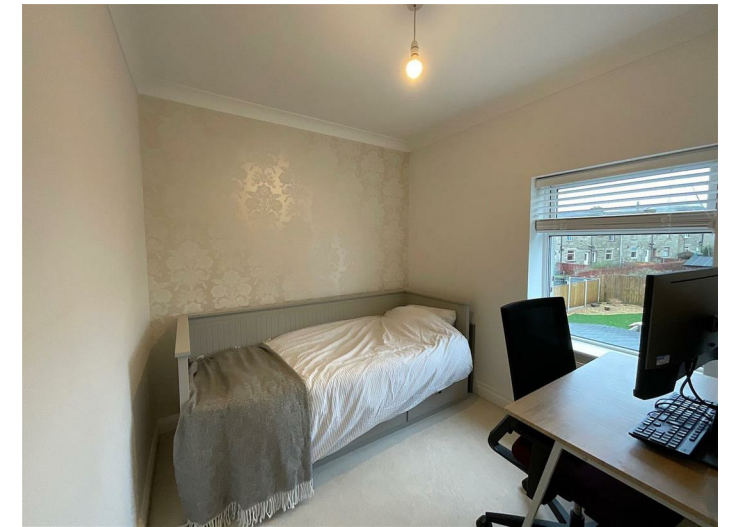


Alternative view



Bedroom Two

10'7 x 7'9 (3.23m x 2.36m)
With a rear facing uPVC double glazed window, radiator, power points and central ceiling lights.



Bathroom

8'8 x 4'8 (2.64m x 1.42m)
Fully tiled with a heated towel rail, extractor fan, panel enclosed bath with overhead shower and screen, hand wash basin, low flush WC, shaving power point and inset ceiling spot lights.



Rear Garden

An enclosed private rear yard with gated access to the rear and garage.



Garage

16'1 x 16 (4.90m x 4.88m)