



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

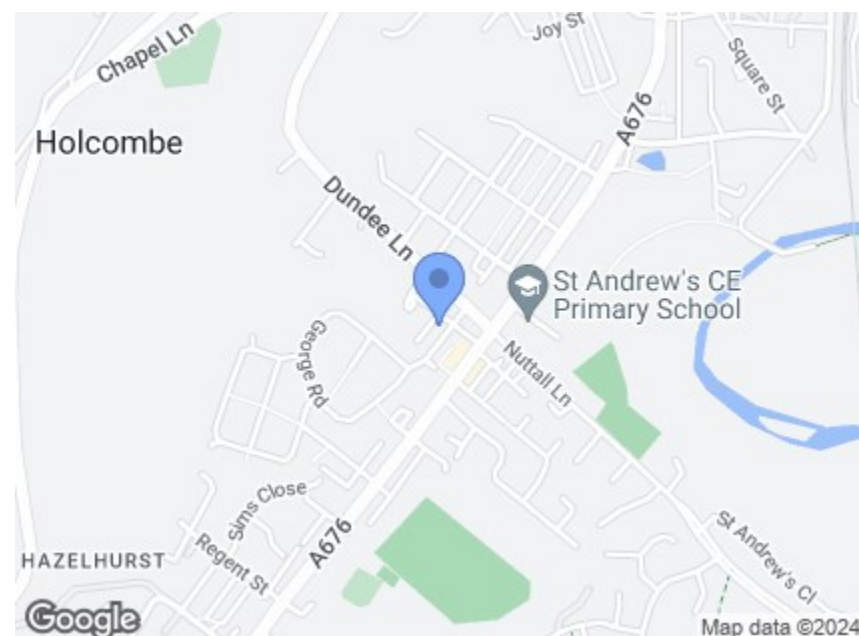
CHARLES LOUIS

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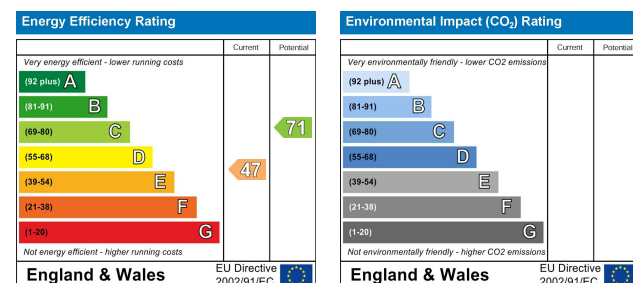


GROSS INTERNAL AREA
TOTAL: 113 m²/1,221 sq.ft
FLOOR 1: 47 m²/511 sq.ft, FLOOR 2: 38 m²/411 sq.ft, FLOOR 3: 28 m²/299 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St. Turn right onto Holt St W and then left at the 1st cross street onto Shilton St. Destination will be on the right



6 Shilton Street
Ramsbottom, Bury, BL0 9NG

Offers in excess of £270,000



- Three bedroom well presented mid terrace stone cottage
- Period style bathroom
- Yard with storage to rear
- Garden fronted house
- Two reception rooms and fitted kitchen
- Retaining many period features
- Popular and convenient location
- Viewing highly recommended

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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*****CHARACTERFUL THREE-BEDROOM STONE TERRACE WITH ORIGINAL FEATURES THROUGHOUT**SITUATED IN A QUIET & WELL SOUGHT AREA OF RAMSBOTTOM***** The spacious layout comprises an entrance porch, a hallway, a living room with a original coving, a lounge/dining room leading to a through to a kitchen equipped with a range of fitted appliances, and an entry with access to the rear. The first floor features three bedrooms and a three-piece period bathroom. Outside, the front boasts a low-maintenance garden, while the rear includes a private yard.

This sought-after location provides convenient access to Ramsbottom's array of shops and amenities and is well-connected for commuting to Bury, Manchester, and throughout the North West. Highly regarded schools are within walking distance. Internal viewings are strongly recommended to fully appreciate the potential of this property. Don't miss out – act now to avoid disappointment.

Entrance Hallway

3'7 x 10'11 (1.09m x 3.33m)

uPVC front door leading to through to a second door and hallway, tiled flooring, period panelling and coving. Access through to the living room, dining room and stairs to the first floor.



Living Room

11'1 x 14'2 (3.38m x 4.32m)

uPVC bay window with a front elevation, period coving, radiator, central ceiling light



Dining Room/Lounge

15'1 x 15'8 (4.60m x 4.78m)

Leaded uPVC double glazed windows overlooking the rear yard, period coving and wall panelling, central ceiling light, radiator, original wooded floor, access to the kitchen and under stair storage.



Alternative View



Kitchen

6'0 x 9'3 (1.83m x 2.82m)

uPVC window to the side and access to the rear yard via a wooden door. Integrated single sink with mixer tap, space for range style oven, gas hob and extractor, range of wall and base units with wooden worktops.



First Floor Landing

12'10 x 5 (3.91m x 1.52m)

Bedroom Two

15'1 x 10'9 (4.60m x 3.28m)

Two front facing leaded uPVC double glazed window, coving, radiator, power points and a central ceiling light.



Bedroom Three

9'3 x 10'7 (2.82m x 3.23m)

Rear facing uPVC double glazed window, coving, radiator, power points and a central ceiling light.



Bathroom

4'1 x 10'7 (1.24m x 3.23m)

Partially tiled with tiled flooring, radiator, extractor fan, panel enclosed bath, low flush WC and a hand wash basin with pedestal.



Master Bedroom

13'8 x 21'11 (4.17m x 6.68m)

Rear facing uPVC double glazed window, fitted wardrobe, radiator, power points central ceiling light.



Alternative view



Rear Yard

Private and enclosed rear yard with access to back ginnel



Front Garden

Set behind a dwarf wall, shrub border, footpath to the front door.

Tenure - Leasehold
Council Tax- Bury Band C