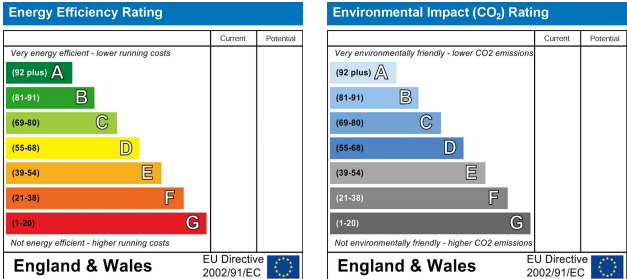


**Directions**

From our central Ramsbottom office head west on Carr St towards Market Pl. Carr St turns left and becomes Tanners St, then turn left onto Dundee Ln.



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.



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

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)

# CHARLES LOUIS

HOMES LIMITED



**107 Dundee Lane**  
Ramsbottom, Bury, BL0 9HG  
**Offers over £250,000**



- Immaculate, Extended Two Bedroom Mid Terrace
  - Gas Central Heating & Double Glazed Throughout
  - Modern Fitted Three Piece Family Bathroom
  - Well Maintained Gardens to Front & Rear
- Located In A Well Sought After Area of Ramsbottom
  - Open Plan Modern Fitted Kitchen/Diner & Breakfast Area
  - Close to Local Amenities, Countryside Walks & Parks
  - A Must See!!! Viewing Highly Recommended To Appreciate Size, Finish & Location



# 107 Dundee Lane

## Ramsbottom, Bury, BL0 9HG

**\*\*IMMACULATE EXTENDED TWO BEDROOM MID TERRACE\*\*OPEN PLAN KITCHEN/DINER\*\*LOACTED IN A WELL SOUGHT AFTER AREA\*\***Charles Louis Homes are pleased to offer this amazing Chance to Own this Immaculate extended Two Bedroom Modern Terraced Home, located in a well sought after in Ramsbottom and is finished to a high standard throughout. As you enter, you'll find a well-presented interior, including a spacious lounge and a contemporary open plan fitted kitchen with access to the rear garden. Upstairs on the first floor, there's a modern family bathroom and two spacious double bedrooms. Outside, the property features two lovely gardens - one in the front and another in the rear, with a spacious yard with Indian stone paving. The location is excellent, with convenient bus links to Ramsbottom town centre and easy access to rail services to Bury and Manchester. You'll also have nearby schools, shops, and restaurants. Don't miss out on this fantastic opportunity to make this beautifully finished terraced property in Ramsbottom your new home. Contact Charles Louis Homes today to arrange a viewing and become part of this thriving community

### Living Room

14'5 x 13'9 (4.39m x 4.19m)  
With a front facing UPVC double glazed bay fronted window, wood laminate flooring, feature gas fireplace with marble hearth, radiator, TV point, power points, centre ceiling light and access to open plan dining room, kitchen and breakfast area.



### Alternative View



### Dining Room

10'3 x 13 (3.12m x 3.96m)  
karndeal flooring, radiator, storage cupboard, power points, centre ceiling light, stairs ascending to the first floor and open plan to kitchen and breakfast area.



### Open Plan Kitchen & Breakfast Area

13'2 x 11'4 (4.01m x 3.45m)  
With French doors leading out to rear elevation, overlooking garden with two Velux windows, fitted with a range of wall and base units with a contrasting work tops, splashback tiles, inset one and half sink and drainer with a mixer tap, set in the breakfast island, built in double oven and induction hob with extractor fan, integrated dishwasher, washing machine and fridge freezer, karndeal flooring and inset ceiling spot lights.



### Alternative View



### First Floor Landing

5'9 x 7'11 (1.75m x 2.41m)  
Leading off to two double bedrooms, family bathroom and loft access.

### Master Bedroom

14'2 x 10'11 (4.32m x 3.33m)  
Front facing uPVC double glazed window, radiator, power points and a central ceiling light.



### Alternative View



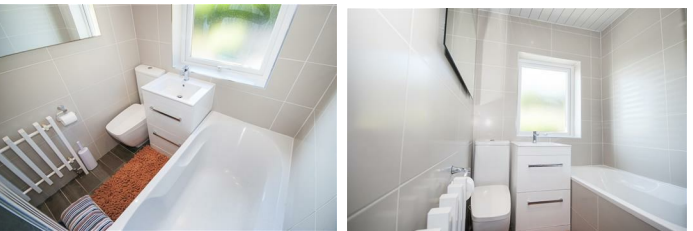
### Bedroom Two

7'11 x 12'10 (2.41m x 3.91m)  
Rear facing uPVC double glazed window, fitted wardrobe, radiator, power points and central ceiling light



### Family Bathroom

5'9 x 7'11 (1.75m x 2.41m)  
Fully tiled walls with tiled floor with laminate effect, heated towel rail, fitted with a three piece bathroom suite, comprising of bath with shower and folding screen, low level WC and hand wash basin with fitted drawers below and inset spots.

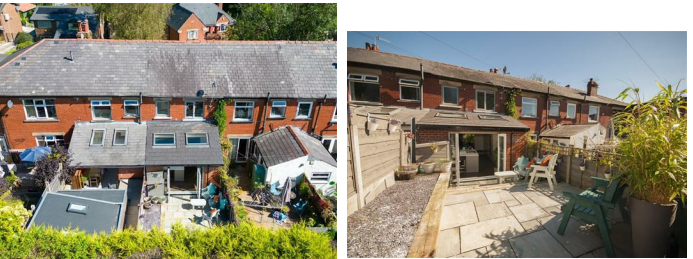


### Rear Garden

A beautifully private tiered rear garden, laid with Indian stone, boarders and potted shrubs.



### Alternative View



Tenure - Leasehold  
Council Tax - Bury band B