

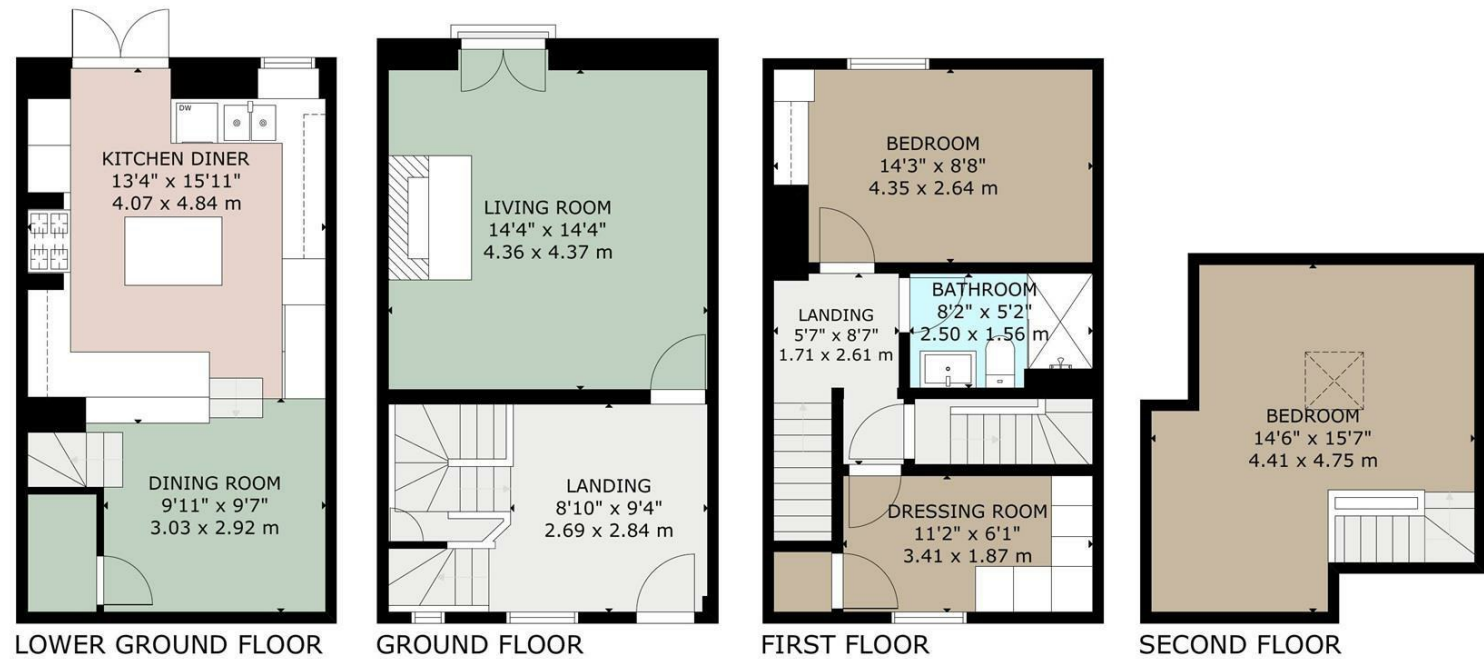


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CHARLES LOUIS

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GROSS INTERNAL AREA  
TOTAL: 112 m<sup>2</sup>/1,212 sq ft  
LOWER GROUND FLOOR: 29 m<sup>2</sup>/317 sq ft, GROUND FLOOR: 33 m<sup>2</sup>/351 sq ft  
FIRST FLOOR: 32 m<sup>2</sup>/347 sq ft, SECOND FLOOR: 18 m<sup>2</sup>/197 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



4 Henry Street  
Ramsbottom, Bury, BL0 0DR

Price guide £275,000



- Fully renovated two bedroom four story stone cottage
- Stunning views of Ramsbottom to the rear
- Modern fitted kitchen with additional dining room
- Fully tiled bathroom with walk in shower
- Two bedrooms plus a dressing room
- Easy access to motorway and local amenities
- Patio area to rear & addition land/garden to the rear
- A Must See!!! Viewing is highly recommended



**Directions**

From our central Ramsbottom office head east on Carr St towards Bolton St/A676 and continue onto Bridge St. Bridge St turns slightly left and becomes Peel Brow, take a slight left to stay on Peel Brow. Next turn left onto Whalley Rd/A56 and then left onto Henry St

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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.

# 4 Henry Street

## Ramsbottom, Bury, BL0 0DR

STUNNING MODERNIZED GEM IN HIGHLY DESIRABLE LOCATION\*\*CHARMING 4-STORY STONE COTTAGE\*\*FULLY RENOVATED TWO BEDROOMS\*\*CAPTIVATING VIEWS

Discover the allure of this beautifully renovated stone cottage, nestled in the serene village of Ramsbottom. Boasting seamless access to renowned local schools and convenient links to both Bury town center and Ramsbottom, this property offers a perfect blend of tranquility and urban connectivity.

This inviting cottage features a well-appointed fitted kitchen and adjoining dining area on the ground floor, leading to a cozy living room and entrance foyer on the first floor. Ascend to the second floor to find generously sized bedrooms complemented by a charming dressing room and a modern three-piece family bathroom. Further stairs lead to the top floor bedroom.

Outside, a private rear yard provides an idyllic space for outdoor dining and relaxation. Modern comforts include gas central heating and double glazing throughout.

Embark on a journey of exploration with Charles Louis Homes and envision the endless possibilities of this enchanting stone cottage. Schedule your viewing today!

### Lower Ground Floor

#### Kitchen Diner

13'4 x 15'11 (4.06m x 4.85m)

With a rear-facing uPVC double patio doors leading to the rear patio, spotlighting, tiled flooring, ceramic wall tiles, a range of wall and base units with quartz surfaces (from Ramsbottom Kitchens), double sink with mixer tap, integrated fridge, freezer, dishwasher and oven. Space for a range cooker, central island with additional seating and power points



#### Alternative View



#### Dining Room

9'11 x 9'7 (3.02m x 2.92m)

Open plan to the kitchen area, tiled flooring, bespoke glass fronted wine cupboard, radiator, central ceiling light, power points and stairs ascending to the first floor.



### Ground Floor

#### Entrance Landing

8'10 x 9'4 (2.69m x 2.84m)

uPVC front door leading to the landing area with original stone flooring and a uPVC window with front elevation, door leading to the living room and stairs ascending to the second floor.,

#### Living Room

14'4 x 14'4 (4.37m x 4.37m)

With a rear-facing uPVC double patio doors with Juliet balcony with stunning views over Ramsbottom valley, original stone flooring, wood-burning stove, coving, radiator, TV point, and power points.



#### Alternative View



### First Floor

#### Landing

5'7 x 8'7 (1.70m x 2.62m)

#### Bedroom One

14'3 x 8'8 (4.34m x 2.64m)

With a rear-facing uPVC window with stunning views, radiator, fitted wardrobes and power points.



#### Dressing Room

11'2 x 6'1 (3.40m x 1.85m)

With a front-facing uPVC window radiator, built in cupboards and power points.



### Bathroom

14'3 x 8'8 (4.34m x 2.64m)

Fully tiled three-piece bathroom suite comprising shower cubicle with a glass screen and thermostatic shower, low flush WC and hand wash basin with vanity, and a heated towel rail.



### Second Floor

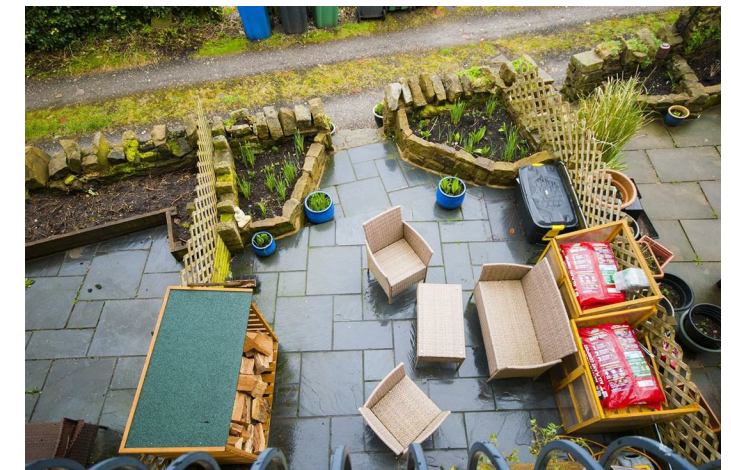
#### Bedroom Two

14'6 x 15'7 (4.42m x 4.75m)

With a Velux window, power points, eave storage and a central ceiling light.



### Rear Patio



### Additional Garden

Area to the rear with shed and lawn, (see red line plan image)

Tenure - Leasehold

Council Tax - Bury band B