

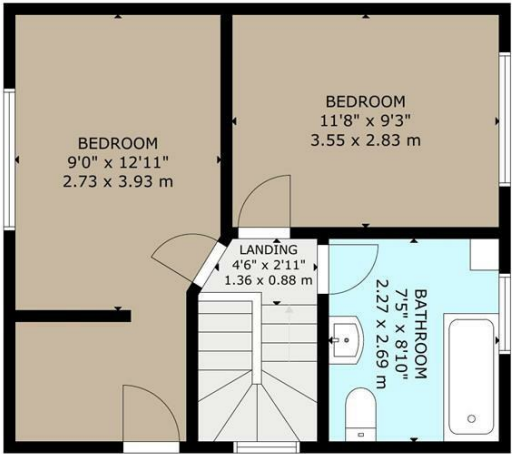
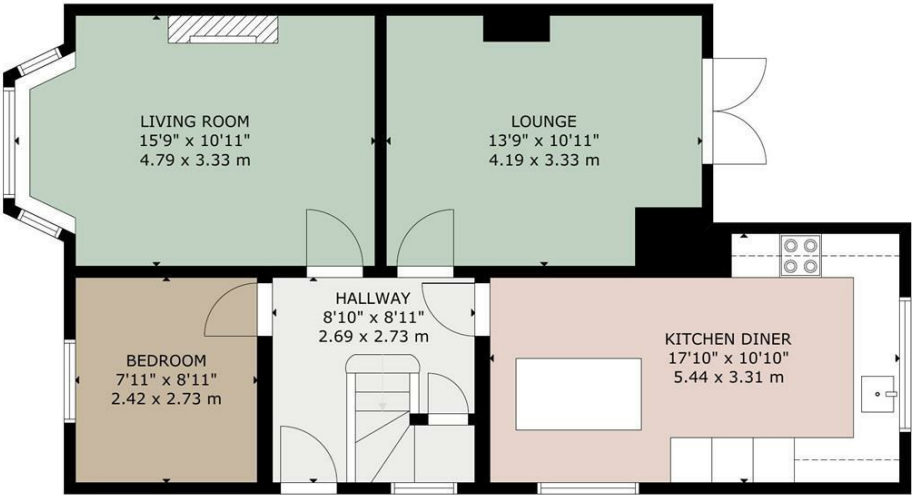


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

# CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA  
TOTAL: 99 m<sup>2</sup>/1,060 sq ft  
GROUND FLOOR: 62 m<sup>2</sup>/667 sq ft, FIRST FLOOR: 37 m<sup>2</sup>/393 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



36 Victoria Street  
Ramsbottom, Bury, BL0 9ED

Price guide £350,000



- Immaculate Three Bedroom Extended Semi-Detached
- Located In A Quiet & Well Sought After Area
- Open Plan Kitchen/Diner & Two Additional Reception Rooms
- Close To Local Amenities, Motorway & Transport Links
- Finished To A High Standard Throughout
- Gardens to the Front & Rear, With Driveway Parking
- Gas Central Heating & Double Glazed Throughout
- A Must See!!! Viewing Highly Recommended



## Directions

From our central Ramsbottom office head west on Carr St towards Market Pl, and turn left onto Callender St. Next turn right onto Rostron Rd and then left onto Victoria 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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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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# 36 Victoria Street

## Ramsbottom, Bury, BL0 9ED

\*\*\*IMMACULATE THREE BEDROOM EXTENDED SEMI DETACHED HOUSE\*\*\*SET IN A QUIET & WELL SOUGHT AFTER LOCATION\*\*DRIVEWAY PARKING & GARDENS\*\*\* Charles Louis homes are pleased to bring to the market this well presented and immaculate three bedroom extended property, located in a prime and admirable spot of Ramsbottom. The property is set in a quiet location.

In brief the property comprises of living room, lounge, kitchen diner and the third bedroom to the ground floor. To the first floor is a family bathroom and two double bedrooms.

To the rear is a well maintained, south facing private garden with raised plant beds and a patio area. The property benefits from double glazing and gas central heating throughout. A Must see!!! To appreciate location, charm and finish of the property.

### Entrance Hallway

8'10 x 8'11 (2.69m x 2.72m)  
uPVC entrance door opening into the hallway, solid oak wood flooring, radiator, access to the lounge, living room, bedroom three and stairs ascending to the first floor.

### Living Room

15'9 x 10'11 (4.80m x 3.33m)  
With a front facing uPVC double glazed bay window, solid oak wood flooring, central ceiling light, radiator and power points.



### Alternative view



### Lounge

13'9 x 10'11 (4.19m x 3.33m)  
With a rear facing uPVC double glazed double French door overlooking the rear garden, solid oak wood flooring, central ceiling light, radiator and power points



### Alternative view



### Kitchen Diner

17'10 x 10'10 (5.44m x 3.30m)  
Tiled flooring, fitted with a range of wall and base units with a contrasting work top and downlights, inset sink and drainer with a mixer tap, built in oven and induction hob with extractor fan, integrated dishwasher, washing machine and fridge freezer, breakfast bar/ island with seating, inset ceiling spot lights.



### Alternative view



### Bedroom Three

7'11 x 8'11 (2.41m x 2.72m)  
Front facing uPVC double glazed window, central ceiling light, radiator and power points



### First Floor Landing

4'6 x 2'11 (1.37m x 0.89m)  
**Bedroom One**  
9'110 x 12'11 (2.74m x 3.94m)  
Front facing uPVC double glazed window, fitted wardrobes and an additional storage space, radiator, power points and a central ceiling light.



### Bedroom Two

11'8 x 9'3 (3.56m x 2.82m)  
Rear facing uPVC double glazed window, fitted wardrobe, radiator, power points and a central ceiling light



### Bathroom

7'5 x 8'10 (2.26m x 2.69m)  
Fully tiled with a heated towel rail, 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

Private rear garden with a patio area, raised plant beds and a lawn area.



### Front Elevation

Driveway parking for two cars and steps to the front entrance  
Tenure - Leasehold  
Council Tax - Bury band B