



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

CHARLES LOUIS

HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 70 m²/748 sq ft
GROUND FLOOR: 35 m²/375 sq ft, FIRST FLOOR: 35 m²/373 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



75 Stubbins Lane
Ramsbottom, Bury, BL0 0PR

Price guide £175,000



- Well Presented Period Mid Terrace Cottage
- Two Spacious Bedrooms
- Ideal For First Time Buyers & Investors
- Well Sought After Location, Close to Ramsbottom Town Centre
- Open Plan Kitchen/Dining Room
- Modern Fitted Family Bathroom
- Close Proximity To Transport Links, Motorway & Local Amenities
- A Must See!!! To Appreciate Charm & Location of Property



Directions

From our central Ramsbottom office head north-east on Bolton St/A676 towards Carr St and continue to follow A676. Destination will be on the left

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ 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 ₂ 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

75 Stubbins Lane

Ramsbottom, Bury, BL0 0PR

****WELL PRESENTED TWO BEDROOM PERIOD STONE COTTAGE ** SET IN A PRIME LOCATION & WALKING DISTANCE TO RAMSBOTTOM TOWN CENTRE****

Introducing a remarkable property from Charles Louis Homes: a beautifully preserved two-bedroom period stone cottage situated in an enviable location. This captivating residence is conveniently positioned within walking distance of Ramsbottom Town Centre, making it an ideal choice for those seeking both charm and convenience.

Upon entering, you'll be greeted by a cozy living room, seamlessly connected to an open-plan kitchen diner, creating a welcoming space for relaxation and socializing.

Venture upstairs to discover a modern family bathroom serving two inviting bedrooms, each offering comfort and tranquility.

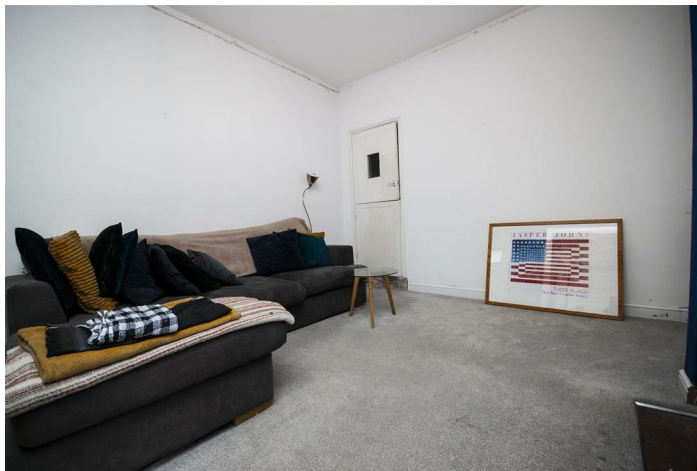
Boasting gas central heating and double glazing throughout, this home ensures year-round comfort and energy efficiency. Outside, a private rear yard provides a serene outdoor oasis for enjoying leisurely moments or entertaining guests.

Experience the allure of this immaculate period stone cottage, offering a perfect blend of historical charm and contemporary living in a sought-after location.

Living Room

13'0 x 13'8 (3.96m x 4.17m)

uPVC double glazed door leading into the living area with a uPVC window to front elevation, multi fuel wood burner with tiled hearth, centre ceiling light and wall lights, gas central heating radiator, TV, power points and a stable style door into the kitchen.



Alternative View



Kitchen/Diner

13'0 x 13'7 (3.96m x 4.14m)

Tiled flooring, fitted with a range of wall and base units with a contrasting work top, inset 1 1/2 sink and drainer with a mixer tap, built in double oven and induction hob with extractor fan, plumbing for a washing machine, integrated fridge freezer, inset ceiling spot lights, stairs leading to the first floor and a uPVC door leading to the rear yard.



Alternative View



First Floor Landing

Leading to both bedrooms, bathroom and loft access

Bedroom One

13'0 x 13'8 (3.96m x 4.17m)

uPVC double glazed window to front elevation, wooden flooring, gas central heating radiator, original wood door, centre ceiling light, feature fireplace.



Bedroom Two

7'1 x 13'5 (2.16m x 4.09m)

uPVC double glazed window to rear elevation, gas central heating radiator and a centre ceiling light.



Bathroom

5'5 x 10'3 (1.65m x 3.12m)

uPVC opaque window to rear elevation, fitted with a modern three piece suite, comprising of low level WC, wash hand basin with pedestal and panel enclosed bath with mixer tap,



Rear Yard

Tenure - Leasehold

Council Tax - Bury Band B