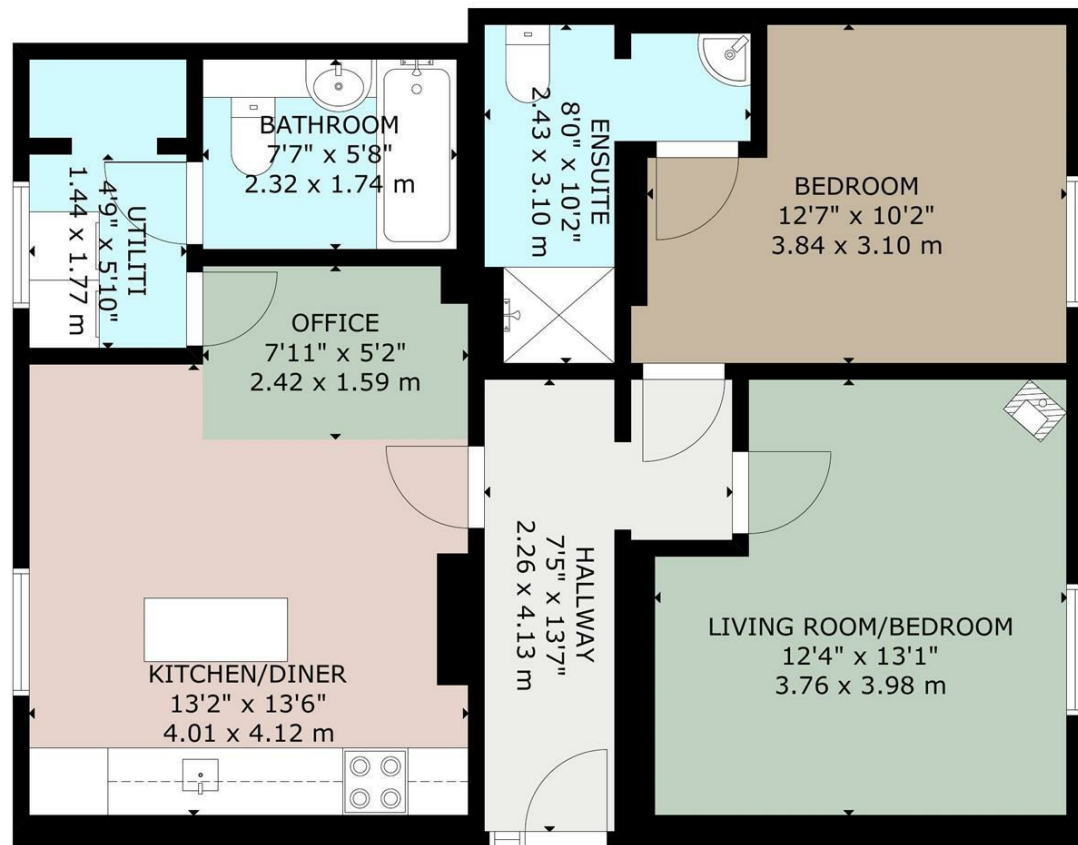




Charles Louis Homes Ltd
4 Bolton Street
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CHARLES LOUIS
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GROSS INTERNAL AREA
TOTAL: 67 m²/726 sq ft
GROUND FLOOR: 67 m²/726 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



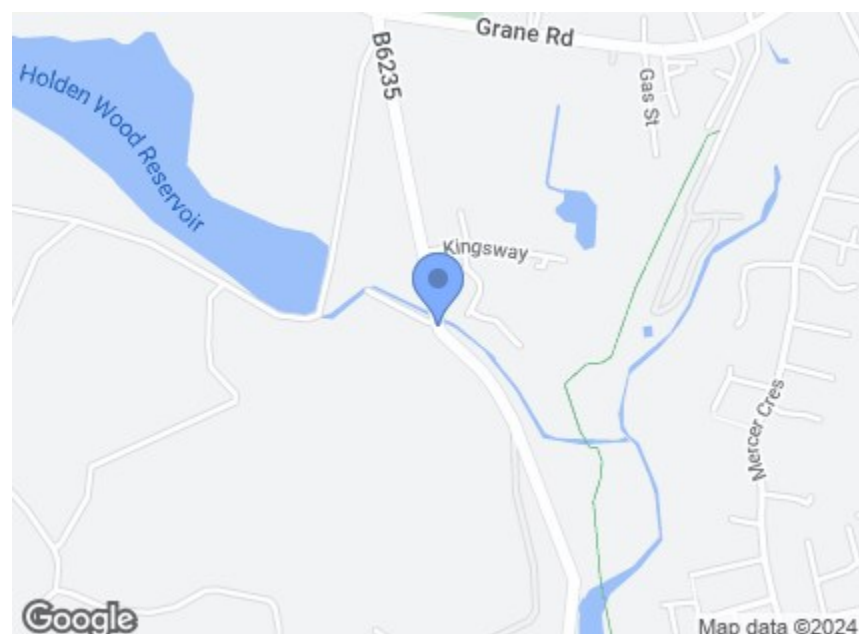
Apt 9 Holden Vale House Holcombe Road Helmshore, Rossendale, BB4 4QR

Offers over £175,000



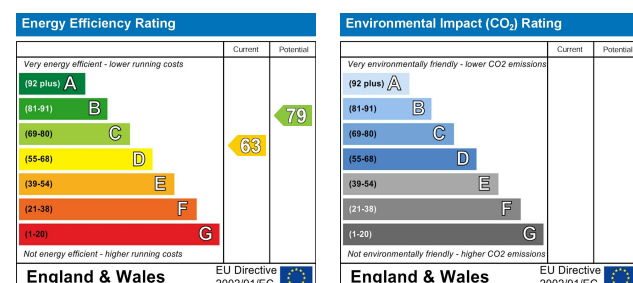
- Beautiful First Floor Apartment With Private Entrance
- Two Bedrooms, Family Bathroom & En-Suite
- Open Plan Kitchen Diner & Living Room
- Allocated Parking, Set in Secure Gated Development

- Immaculate Condition, Done To a High Standard
- Stunning Views Of Reservoir & Surrounding Countryside
- Set In A Desirable & Well Sought After Area
- A Must See!!! Viewing Essential to Appreciate Charm of Property



Directions

From our central Ramsbottom office head north on Central St towards Rothwell St and turn right onto Carr St. Next turn left onto Ramsbottom Ln/A676 and continue to follow A676. At Edenfield Roundabout, take the 1st exit onto the A56 slip road to Blackburn/M65/Burnley and continue onto A56. Take the B6232 exit towards Haslingden and turn left onto Grane Rd/B6232. Turn left onto Holcombe Rd/B6235 and then right.



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.

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****GORGEOUS FIRST-FLOOR TWO-BEDROOM APARTMENT WITH BREATHTAKING VIEWS****

Discover the charm of this immaculate two-bedroom first-floor apartment, brought to you by Charles Louis Homes. Nestled just moments away from Ramsbottom Town Centre, this stunning residence boasts a picturesque location surrounded by parks and countryside.

Upon entry, you'll be greeted by an open-plan layout featuring a spacious hallway, modern kitchen, dining and office space — all meticulously designed to the highest standards. The apartment comprises a luxurious master bedroom with an en-suite bathroom, alongside a second double bedroom/living room with multi fuel stove and a stylish family bathroom.

Benefiting from electric heating and multi fuel stove, double glazing throughout, this property also includes allocated parking for added convenience. Outside, the well-maintained courtyards offer breathtaking views, providing the perfect setting to relax and unwind.

Don't miss out on the opportunity to experience the allure and spaciousness of this property—schedule a viewing today to truly appreciate its beauty.

Entrance Hallway

7'5 x 13'7 (2.26m x 4.14m)

With own private entrance to apartment, fitted with composite front door, leading into a hallway, central ceiling lights and leads off to living accommodation.



Open Plan Kitchen/ Diner

13'2 x 13'6 (4.01m x 4.11m)

Fitted with a range of modern wall and base units in white, inset sink with modern mixer tap, quartz worktop, four ring induction hob and integrated oven with modern extractor above, integrated fridge freezer and dishwasher, inset spots and laminate wood flooring.



Alternative view



Office

7'11 x 5'2 (2.41m x 1.57m)



Utility Room

4'9 x 5'10 (1.45m x 1.78m)

Plumbed for washing machine and dryer, with power points and centre ceiling light

Bathroom

7'7 x 5'8 (2.31m x 1.73m)

Fitted with a three piece suite, comprising of modern low level WC, hand wash basin and panel enclosed bath, chrome heated towel rail, part tiled walls, inset spots, tiled floor.



Living Room/ Bedroom Two

12'4 x 13'1 (3.76m x 3.99m)

uPVC double glazed window, multi fuel stove, centre ceiling light and electric heater.



Alternative View



Master Bedroom

12'7 x 10'2 (3.84m x 3.10m)

uPVC double glazed window, centre ceiling light and electric heater, access to en-suite.



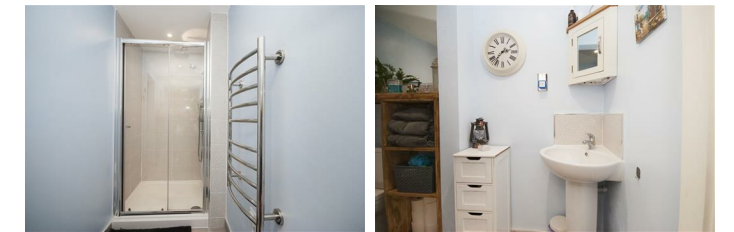
Alternative View



Ensuite

8 x 10'2 (2.44m x 3.10m)

Fitted with a three piece suite, comprising of modern low level WC, hand wash basin and walk in shower with thermostatic shower, chrome heated towel rail, part tiled walls, inset spots and tiled flooring.



Outside Views



Tenure - Leasehold

Council Tax - Rossendale band C