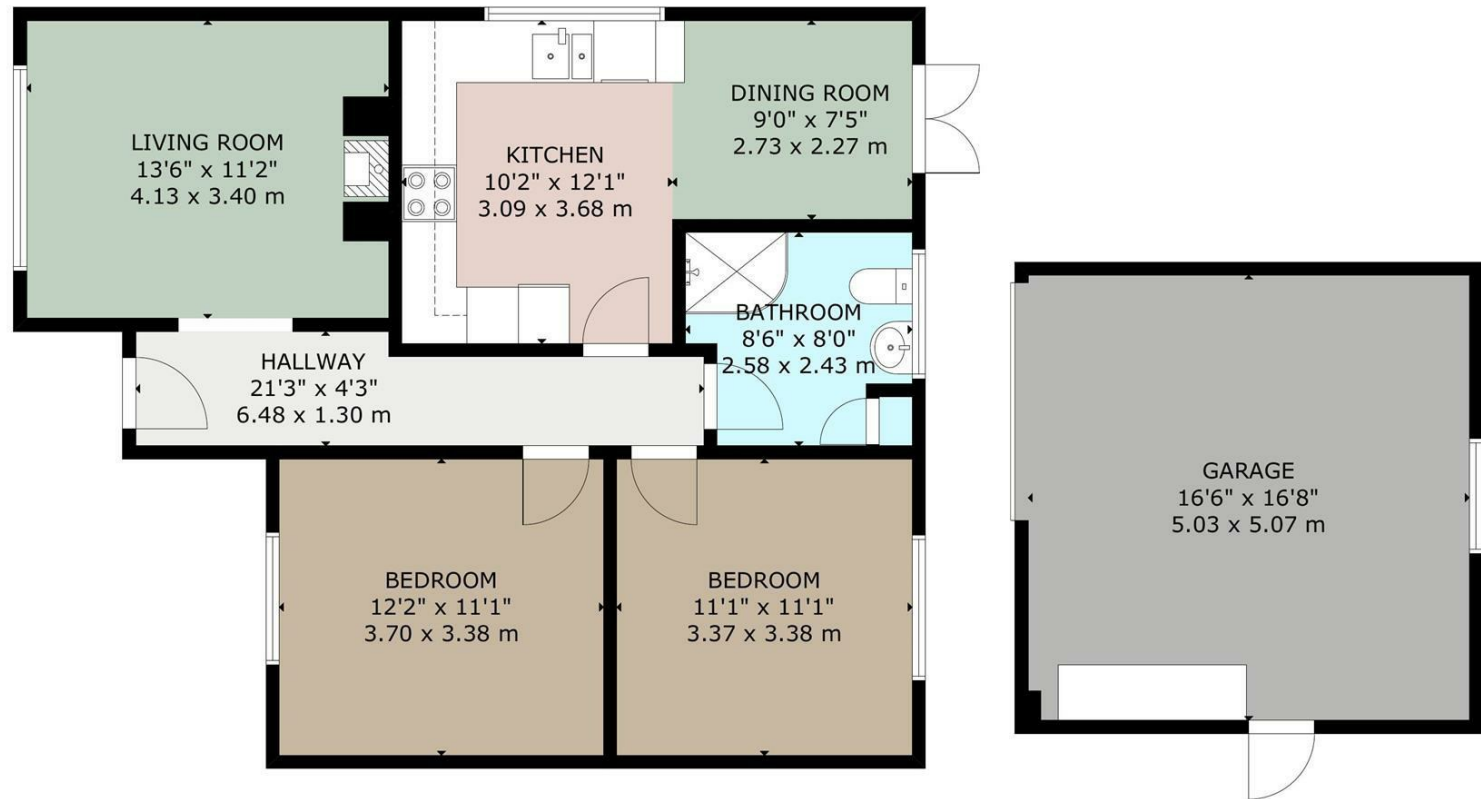




Charles Louis Homes Ltd
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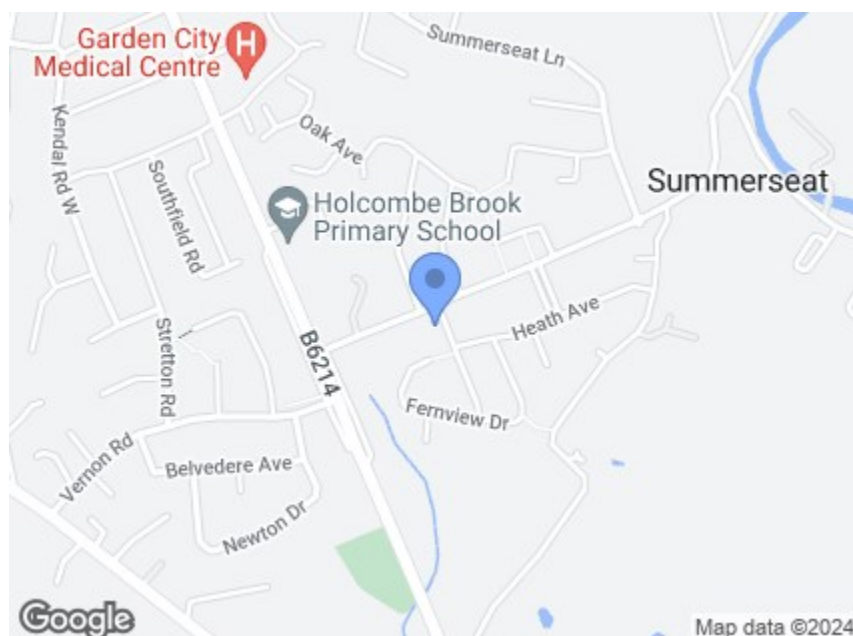


GROSS INTERNAL AREA
TOTAL: 73 m²/781 sq.ft
GROUND FLOOR: 73 m²/781 sq.ft
EXCLUDED AREA: GARAGE: 26 m²/275 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



2 Gainsborough Road
Ramsbottom, Bury, BL0 9XA

Price guide £315,000



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St. Turn left onto Longsight Rd/B6214 and then turn left onto Newcombe Rd. Turn right onto Gainsborough Rd,

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	83	A	A
66	83	B	A
	83	C	A
	83	D	A
	83	E	A
	83	F	A
	83	G	A

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.

- Well presented Semi Detached bungalow in Holcombe Brook
- Fully fitted modern kitchen diner
- Set on a corner plot, in a well sought after area
- Well proportioned private rear garden & patio area
- Two double bedrooms & family bathroom
- Garage with ample driveway parking
- Close to all local amenities, transport links, countryside walks & parks
- A Must See!!! Viewing highly recommended to appreciate, location & charm

2 Gainsborough Road Ramsbottom, Bury, BL0 9XA

****WELL PRESENTED LIGHT & SPACIOUS SEMI DETACHED TWO BEDROOM BUNGALOW**EXCELLENT CORNER PLOT POSITION****

Charles Louis Homes are pleased to bring to the market this well presented two bedroom semi detached bungalow, set in a well sought after location.

Nestled on a corner plot in Holcombe Brook, the property offers privacy and tranquillity. Despite its peaceful setting, the property is conveniently close to various local amenities within walking distance, including shops, supermarkets, excellent schools, doctors, dentist, local post office, restaurants and countryside parks.

This property offers an impressive amount of space, rarely found in most bungalows. The accommodation includes an entrance hallway leading to a bright and airy reception room. Adjacent to the rear is a double bedroom with a garden view, second double bedroom, along with a family bathroom and a fitted kitchen with dining area and a detached garage. The bungalow benefits from having double glazed windows, gas central heating, cavity wall insulation and ample storage space. The property also offers driveway parking for three cars and a well-maintained rear garden with a flagged patio and lawn.

A Must See!!! Viewing essential to appreciate size and location of property.

Entrance Hallway

21'3 x 4'3 (6.48m x 1.30m)
uPVC entrance door opening into the hallway with a uPVC double glazed window above, coving, radiator and loft access.

Living Room

13'6 x 11'2 (4.11m x 3.40m)
With a front facing double glazed window, coving, central ceiling light, electric fire and surround, radiator and power points



Alternative View

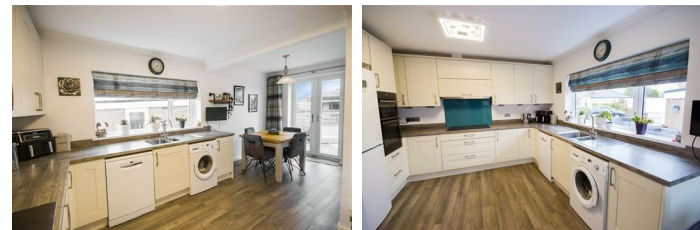


Kitchen

10'2 x 12'1 (3.10m x 3.68m)
Double glazed window to side elevation, fitted with a range of wall and base units with a contrasting work top, inset sink and drainer with a mixer tap, built in double oven and induction hob with extractor fan, space for a fridge, plumbing for a dishwasher and washing machine, wood effect laminate flooring



Alternative View



Dining Room

9 x 7'5 (2.74m x 2.26m)
With a rear uPVC double patio door leading to the rear patio and garden, wood effect laminate flooring, central ceiling light and power points.



Bedroom One

12'2 x 11'1 (3.71m x 3.38m)
Rear facing uPVC double glazed window, coving, radiator, power points and central ceiling light.



Alternative View



Bedroom Two

11'1 x 11'1 (3.38m x 3.38m)
Rear facing uPVC double glazed window, coving, radiator, power points and a central ceiling light.



Bathroom

8'6 x 8 (2.59m x 2.44m)
Partially tiled with vinyl flooring, radiator, three piece bathroom suite comprising of a glass screen enclosed walk in shower with a thermostatic shower, low flush WC and a hand wash basin with pedestal, cupboard housing Worcester combi boiler.



Garage

16'6 x 16'8 (5.03m x 5.08m)
Up and over door, power sockets, lighting and storage cupboards, sink with hot and cold running water.

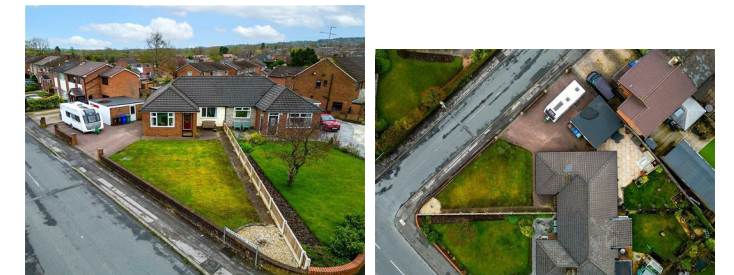
Rear Garden

An enclosed private rear garden with a flagged patio area and laid to lawn, borders with mature shrubs and bushes.



Front Driveway

Set behind a dwarf brick wall, two access points, driveway parking for three cars and access to the front entrance and garage.



Tenure - Leasehold
Council Tax - Bury Band C