



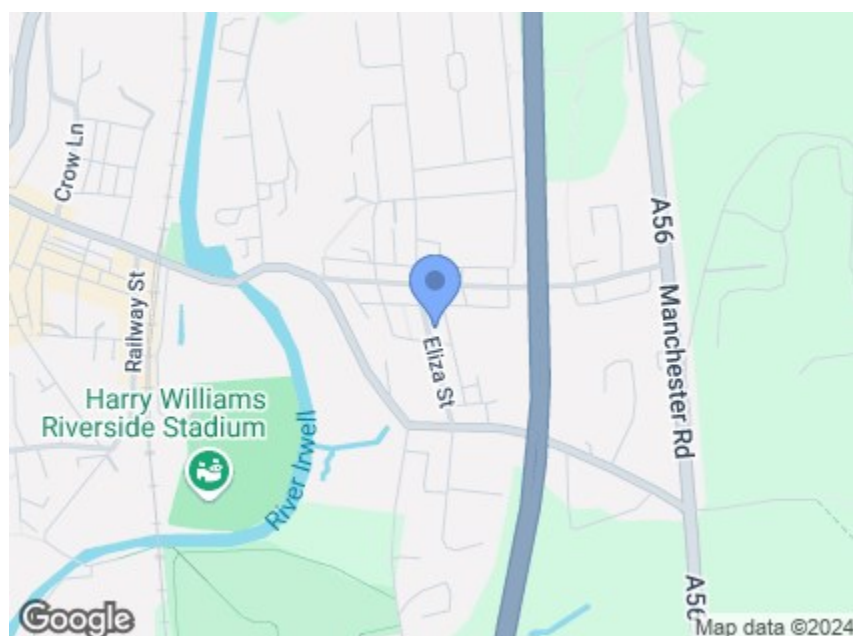
Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

**CHARLES LOUIS**  
HOMES LIMITED

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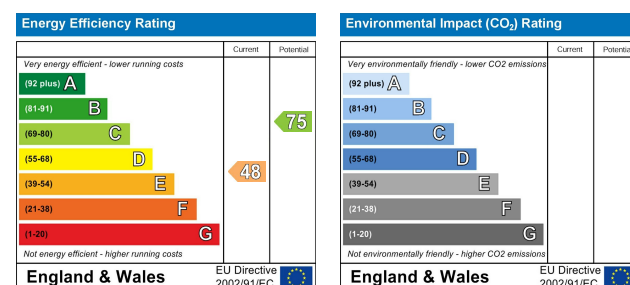


GROSS INTERNAL AREA  
TOTAL: 121 m<sup>2</sup>/1,306 sq ft  
GROUND FLOOR: 47 m<sup>2</sup>/510 sq ft, FIRST FLOOR: 47 m<sup>2</sup>/508 sq ft, SECOND FLOOR: 27 m<sup>2</sup>/288 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

From our central Ramsbottom head east on Carr St towards Bolton St/A676 and continue onto Bridge St. Bridge St turns slightly left and becomes Peel Brow, stay on Peel Brow and turn right onto Eliza St..



**11 Eliza Street**  
Ramsbottom, Bury, BL0 0AT  
**Offers over £270,000**



- Three Bedroom Stone Feature Property
- Fully Fitted Kitchen and Bathroom
- Gas Central Heating and Double Glazing
- Situated in a Highly Sought After Location
- Set Over Three Levels
- Yard To The Rear
- Close Proximity To Transport Links, Motorway & Local Amenities
- Viewing is Essential to Appreciate Location

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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# 11 Eliza Street

## Ramsbottom, Bury, BL0 0AT

**\*\*CHARMING WELL PRESENTED THREE-BEDROOM MID TERRACE\*\*** LOCATED IN A QUIET & HIGHLY DESIRABLE AREA\*\* Presented by Charles Louis Homes, this contemporary terraced residence is situated in a sought-after neighbourhood, offering proximity to scenic countryside strolls and parks.

In summary, the property comprises an entrance hall leading to two reception rooms and a kitchen. The first floor accommodates two bedrooms and a bathroom, with access to the primary bedroom on the second floor. Additional benefits include gas central heating, double glazing, and an enclosed courtyard at the rear.

We highly recommend scheduling a viewing to fully appreciate the appeal, prime location, and spacious layout of this property.

### Entrance Hallway

3'6 x 11'5 (1.07m x 3.48m)

Wooden entrance door opening into the hallway, wooden flooring, coving, radiator and stairs ascending to the first floor.

### Living Room

14'7 x 13'6 (4.45m x 4.11m)

uPVC patio doors leading to the rear yard, wood flooring, coving and picture rail, radiator, power points, central ceiling light and gas fireplace.



### Alternative view



### Dining Room

10'7 x 12'2 (3.23m x 3.71m)

With a front facing uPVC window, wood flooring, coving and picture rail, radiator, power points, central ceiling light and fireplace



### Alternative view



### Kitchen

6'11 x 11'3 (2.11m x 3.43m)

Tiled flooring, fitted with a range of wall and base units with a contrasting work tops, inset sink and drainer with a mixer tap, space for an oven and hob with extractor fan above, plumbing a washing machine, space for a fridge freezer, central ceiling spot lights and access via wooden door to the rear yard..



### Alternative view



### First Floor Landing

11'2 x 4'2, 2'11 x 12'7 (3.40m x 1.27m, 0.89m x 3.84m)

With a side facing uPVC double glazed window, radiator and loft access.

### Bedroom Two

14'6 x 12'3 (4.42m x 3.73m)

Rear facing uPVC double glazed window, fitted wardrobes, radiator, power points and a central ceiling light



### Bedroom Three

9'8 x 9'5 (2.95m x 2.87m)

Front facing uPVC double glazed window, radiator, power points central ceiling light



### Bathroom

6'10 x 11'1 (2.08m x 3.38m)

Partially tiled with tiled flooring, radiator, extractor fan, four piece bathroom suite comprising of a panel enclosed bath with thermostatic shower and screen, low flush WC, a hand wash basin with pedestal and a shower enclosure with a thermostatic controlled shower.



### Bedroom One

13'7 x 23'2 (4.14m x 7.06m)

Rear facing uPVC double glazed window and an additional two Velux windows to the front of the property, wooden flooring, radiator, power points, inset ceiling spot light.



### Rear Yard



Tenure - Leasehold  
Council Tax - Bury Band B