

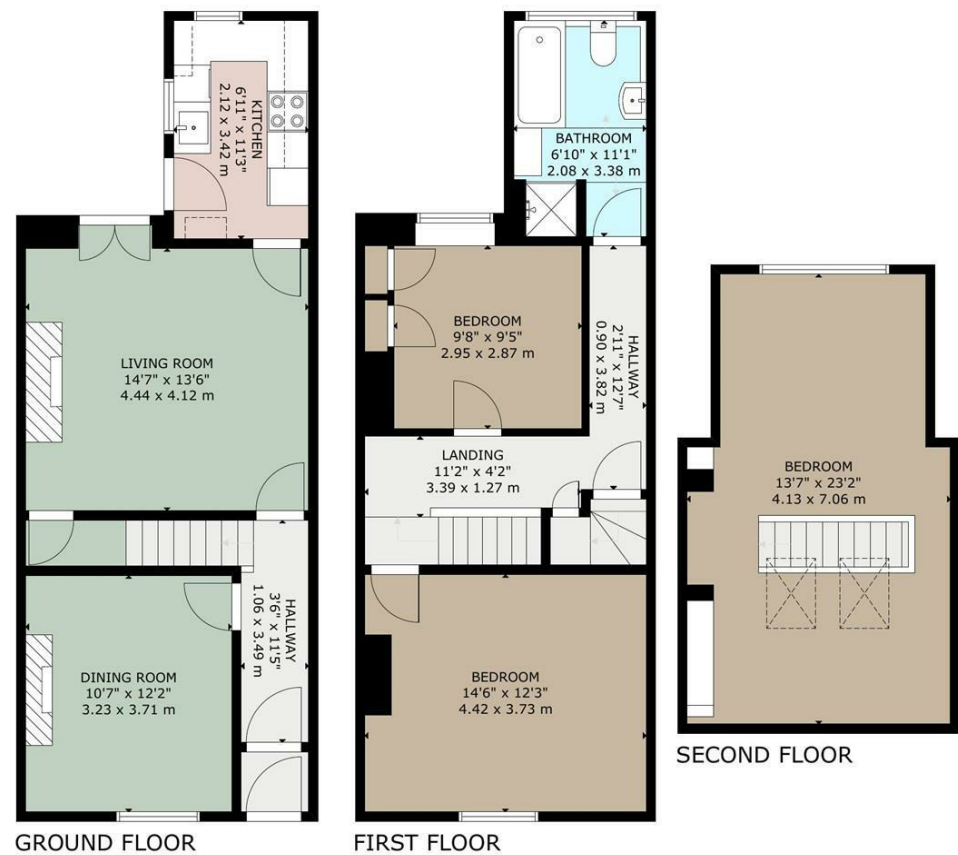


Charles Louis Homes Ltd
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CHARLES LOUIS

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GROSS INTERNAL AREA
TOTAL: 121 m²/1,306 sq ft
GROUND FLOOR: 47 m²/510 sq ft, FIRST FLOOR: 47 m²/508 sq ft, SECOND FLOOR: 27 m²/288 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

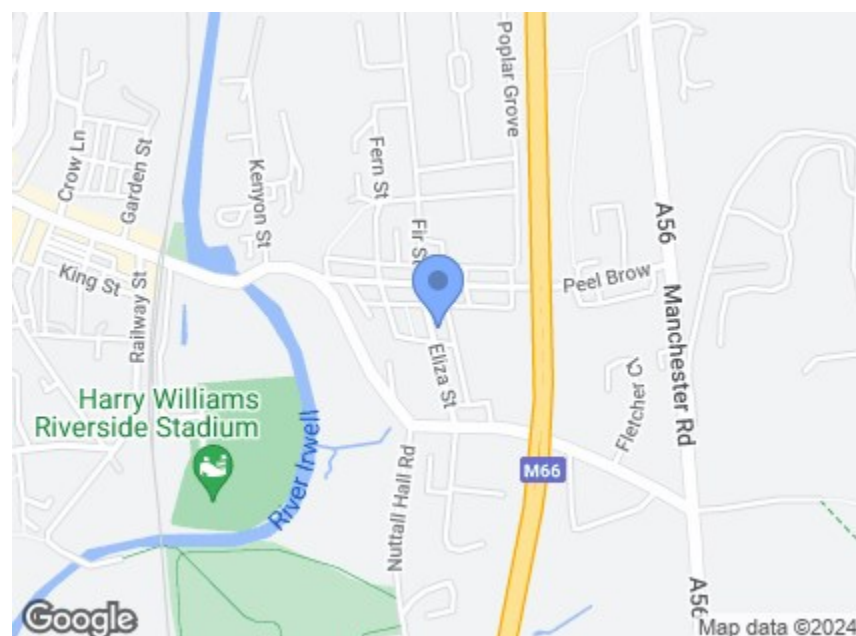


11 Eliza Street
Ramsbottom, Bury, BL0 0AT

Price guide £280,000



- 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



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..

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(91-91) 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
		75	
		48	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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****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)

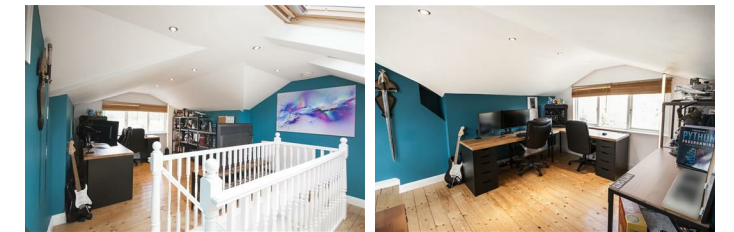
Partially tiled with tiled flooring, radiator, extractor fan, four piece bathroom suite comprising of a panel enclosed bath with thermostatic shower and screen, low flush WC, a hand wash basin with pedestal and a shower enclosure with a thermostatic controlled shower.



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