



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

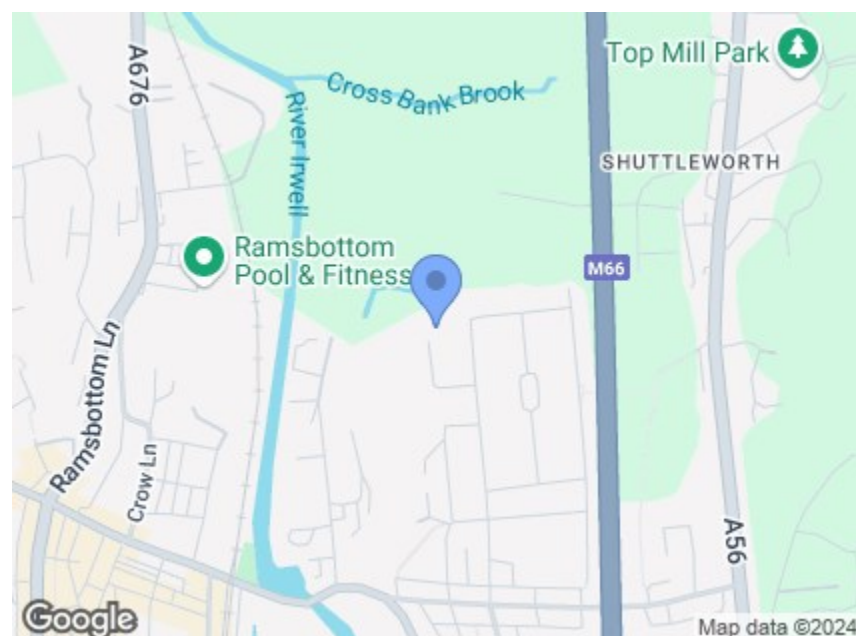
# CHARLES LOUIS

HOMES LIMITED

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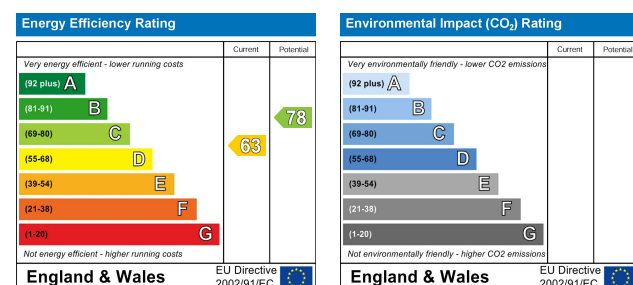


GROSS INTERNAL AREA  
TOTAL: 93 m<sup>2</sup>/1,005 sq.ft.  
GROUND FLOOR: 45 m<sup>2</sup>/488 sq.ft. FIRST FLOOR: 33 m<sup>2</sup>/357 sq.ft. SECOND FLOOR: 15 m<sup>2</sup>/160 sq.ft.  
EXCLUDED AREA: GAME ROOM: 14 m<sup>2</sup>/151 sq.ft.  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

From our central Ramsbottom office head north on Central St towards Rothwell St and then turn right onto Bridge St. Bridge St turns slightly left and becomes Peel Brow. Take a slight left to stay on Peel Brow. Turn left onto Fir St and then left onto Fern St.



**No 92 Fern Street**  
Ramsbottom, Bury, BL0 0BB  
**£180,000**



- Charming two-bedroom terraced house in the heart of Ramsbottom
- Modern kitchen with fitted appliances and ample storage
- Contemporary bathroom with bathtub, overhead shower, washbasin, and toilet
- Close to local amenities including shops, cafes, and schools
- Spacious living room with abundant natural light
- Two generously sized and comfortable bedrooms
- Private rear garden with artificial lawn and summer house
- Excellent transport links with easy commuting access

# No 92 Fern Street

## Ramsbottom, Bury, BL0 0BB

Situated in the heart of Ramsbottom, 92 Fern Street is a charming two-bedroom terraced house, perfect for first-time buyers, young professionals, or small families. The well-presented home features a spacious living room filled with natural light, creating a bright and welcoming atmosphere. The modern kitchen is equipped with fitted appliances and ample storage, offering a practical space for meal preparation and dining.

The property boasts two generously sized bedrooms, each providing a comfortable and tranquil space for rest. The contemporary bathroom includes a bathtub with an overhead shower, a washbasin, and a toilet, all finished with sleek tiles and modern fixtures.

Outside, the house has a private rear garden with a summer house, ideal for outdoor dining or gardening, providing a peaceful retreat. Located close to local amenities, including shops, cafes, and schools, the property also benefits from excellent transport links, making commuting easy. With gas central heating and on-street parking available, 92 Fern Street is a delightful home offering comfort, style, and convenience. Don't miss the chance to make this property your new home; contact us today to arrange a viewing.

### Kitchen Diner

10'11 x 16'1 (3.33m x 4.90m)

Composite entrance door opening into the dining area and stairs ascending to the first floor.

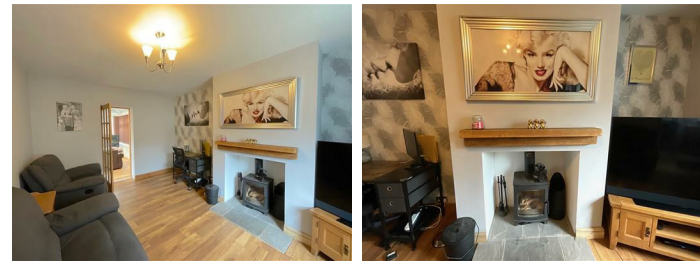
Wood effect laminate flooring throughout the dining area, the kitchen has vinyl flooring and is fitted with a range of wall and base units with a contrasting work tops, inset sink and drainer with a mixer tap, built in oven and gas hob with extractor fan above, plumbing a washing machine and dishwasher, space for a fridge freezer and central ceiling spot lights.



### Living Room

11 x 16'1 (3.35m x 4.90m)

Window with front views, wood effect laminate flooring, wood burning stove with wooden mantel, radiator, power points, central ceiling light and access through to the conservatory.



### Conservatory

9'1 x 13'1 (2.77m x 3.99m)

Windows to three sides with views over the rear garden, wood effect laminate flooring, power points, central ceiling light and access via a patio door through to the rear garden



### First Floor Landing

With a side facing uPVC double glazed window, radiator and stair access to the loft room.

### Bedroom One

11 x 12'5 (3.35m x 3.78m)

Front facing uPVC double glazed window, wood effect laminate flooring, radiator, power points and a central ceiling light.



### Bedroom Two

11 x 7'2 (3.35m x 2.18m)

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



### Bathroom

5'6 x 8'3 (1.68m x 2.51m)

Partially tiled with laminate flooring, three piece bathroom suite comprising of a panel enclosed bath with thermostatic shower, low flush WC and a hand wash basin with pedestal.



### Loft Room

20'11 x 7'8 (6.38m x 2.34m)

Inset ceiling spot lights, eaves storage



### Rear Garden

An enclosed private south facing rear garden with a patio area and artificial lawn, access to the summer house/ game room.



### Summer House/ Games Room

14'1 x 10'9 (4.29m x 3.28m)

Wooden summer house currently used as a games room, electrical supply and lighting



### Front Garden

Flagged patio area and path leading to the front entrance, artificial lawn



Tenure - Freehold  
Council Tax - Bury Band A