



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

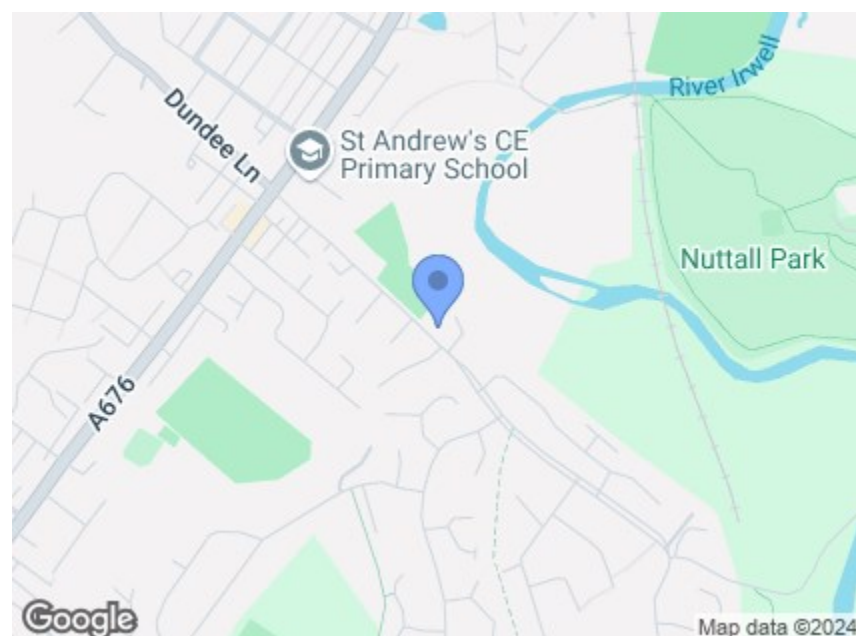
CHARLES LOUIS

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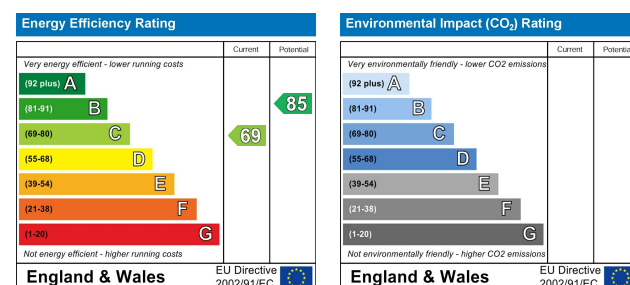


GROSS INTERNAL AREA
TOTAL: 85 m²/914 sq ft
GROUND FLOOR: 50 m²/536 sq ft, FIRST FLOOR: 35 m²/378 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head north on Central St towards Rothwell St. Turn right onto Carr St and then turn right onto Bolton St/A676, Lastly turn left onto Nuttall Ln.



95 Nuttall Lane
Ramsbottom, Bury, BL0 9LG
£280,000



- Sought-after three-bedroom semi-detached home
- Spacious living area seamlessly connected to a well-appointed kitchen
- Three generously sized bedrooms with ample natural light
- Private rear garden ideal for family gatherings and relaxation
- Modern interior with stylish finishes and open layout
- Bright conservatory perfect for relaxation or entertaining
- Sleek, modern bathroom designed for luxury and practicality
- Convenient driveway with ample parking space at the front

95 Nuttall Lane

Ramsbottom, Bury, BL0 9LG

Nestled in a sought-after neighbourhood, 95 Nuttall Lane, BL0 9LG, presents an inviting three-bedroom semi-detached home, perfectly balancing contemporary living with a warm, homely ambience. The modern interior of this residence is designed to cater to the needs of a discerning homeowner, featuring stylish finishes and an open, airy layout that enhances both comfort and functionality.

Upon entering, you are greeted by a spacious living area that flows seamlessly into a well-appointed kitchen, equipped with state-of-the-art appliances and ample storage. The conservatory, a standout feature of the home, provides a bright and tranquil space, perfect for relaxation or entertaining guests while enjoying views of the garden.

The property boasts three generously sized bedrooms, each offering a peaceful retreat with plenty of natural light. The sleek, modern bathroom is designed with both luxury and practicality in mind, ensuring a spa-like experience.

The private rear garden offers a serene outdoor escape, ideal for family gatherings, gardening, or simply unwinding after a long day. To the front, a convenient driveway provides ample parking space, adding to the ease of living in this charming home.

Located in a vibrant community with easy access to local amenities, schools, and transportation, 95 Nuttall Lane is an ideal choice for families and professionals alike, seeking a harmonious blend of modern living and timeless comfort.

Entrance

4'9" x 7'1" (1.45m x 2.16m)

Composite entrance door opening into the hallway with a uPVC double glazed window, tiled flooring, radiator and stairs ascending to the first floor.

Living Room

14'3" x 13'4" (4.34m x 4.06m)

With a front facing uPVC double glazed bay window, laminate wood effect flooring, radiator, power points, inset media wall and central ceiling light.



Alternative View



Dining Room

8'7" x 8'10" (2.62m x 2.69m)

Wood effect laminate flooring, feature central ceiling light, power points, access to conservatory via sliding patio doors,



Kitchen

8'5" x 8'10" (2.57m x 2.69m)

Tiled flooring, fitted with a range of wall and base units with a contrasting work top and down lights, inset sink and drainer with a mixer tap, built in oven and induction hob with extractor fan, plumbing for a washing machine, integrated fridge freezer, inset ceiling spot lights.



Alternative View



Conservatory

10' x 12'11" (3.05m x 3.94m)

wood effect laminate floor, uPVC windows to three aspects with views over the rear garden,



First Floor Landing

3'4" x 6'11" (1.02m x 2.11m)

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

Bedroom One

10'9" x 10'5" (3.28m x 3.18m)

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



Bedroom Two

10'9" x 10'9" (3.28m x 3.28m)

Rear facing uPVC double glazed window, radiator, power points, inset ceiling spot lights.



Bedroom Three

6'6" x 6'8" (1.98m x 2.03m)

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



Bathroom

6'6" x 7'4" (1.98m x 2.24m)

Fully tiled with laminate flooring, heated towel rail, three piece bathroom suite comprising of a panel enclosed corner bath with thermostatic shower and screen, low flush WC and a hand wash basin with pedestal.



Rear Garden

An enclosed private rear garden with a decked area and lawn.



Front Driveway

Driveway for 2 vehicles

Tenure - Leasehold

Council Tax- Bury band C