

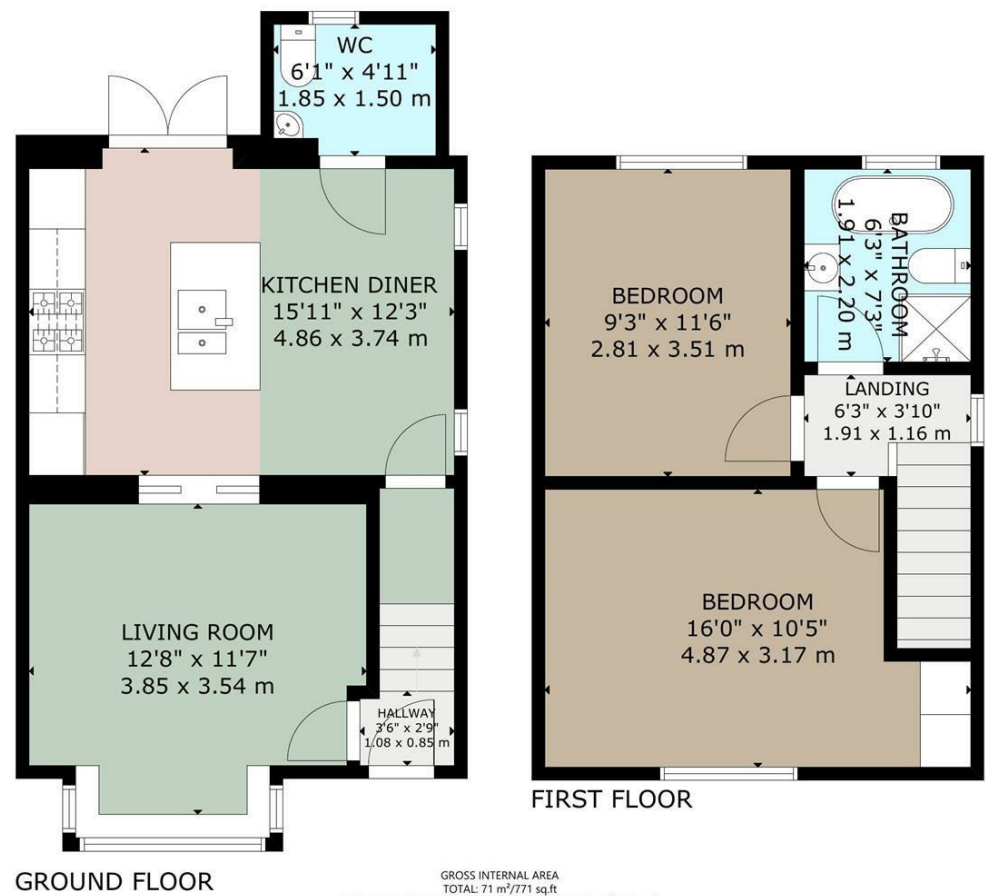


Charles Louis Homes Ltd  
4 Bolton Street  
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# CHARLES LOUIS

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GROSS INTERNAL AREA  
TOTAL: 71 m<sup>2</sup>/771 sq.ft  
GROUND FLOOR: 38 m<sup>2</sup>/413 sq.ft, FIRST FLOOR: 33 m<sup>2</sup>/358 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



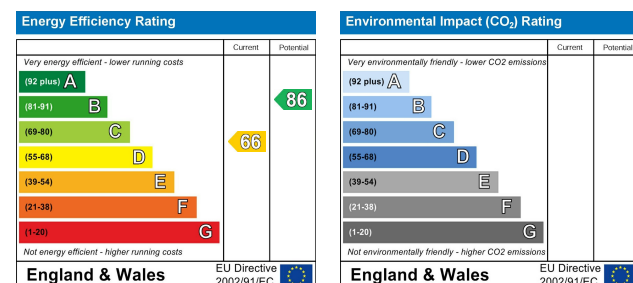
**43 Earl Road**  
Ramsbottom, Bury, BL0 9EF

**Price £294,000**



### Directions

From our central Ramsbottom office head west on Carr St towards Market Pl and turn left onto Callender St. Next turn right onto Rostron Rd and then turn left onto Earl Rd. Destination will be on the left



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.

- Immaculate two bedroom semi detached property
- Downstairs WC & modern fitted family bathroom
- Fully refurbished & finished to a high standard throughout
- Driveway parking for two vehicles with a well proportioned garden to rear
- Modern fitted open plan kitchen diner
- Gas central heating & double glazed throughout
- Situated in a highly sought after location in Ramsbottom
- A Must See!! Viewing highly recommended to appreciate, finish & location

# 43 Earl Road

## Ramsbottom, Bury, BL0 9EF

Charles Louis Homes are pleased to bring to the market this immaculate two bedroom semi detached property comprising of a downstairs WC, large open plan kitchen/diner with NEFF appliance's, and lounge area, this home is perfect for modern family living. The property was taken back to brick and fully renovated in 2020. The front and rear gardens are well maintained and low maintenance with ample driveway parking,

Nestled on a well established estate, close to countryside walks and parks, while being conveniently close to excellent local schools, in a well sought after location.

Stepping into the inviting living room, we move through the sliding pocket doors to a stunning open-plan kitchen/dining area with rear garden access via double patio doors. Ascend the staircase in the hallway to the first floor, where we are greeted with two double bedrooms and a modern four piece family bathroom.

A viewing is highly recommended to fully grasp the allure, prime location, and generous dimensions of this property.

### Entrance Hallway

3'6 x 2'9 (1.07m x 0.84m)

uPVC entrance door opening into the hallway laminate wood effect flooring, radiator and stairs ascending to the first floor.

### Living Room

12'8 x 11'7 (3.86m x 3.53m)

With a front facing uPVC double glazed bay window, coving, laminate wood effect flooring, central ceiling light, decorative wall panelling, radiator and power points Sliding pocket doors leading to the kitchen diner.



### Alternative view



### Open Plan Kitchen Diner

15'11 x 12'3 (4.85m x 3.73m)

Wood effect laminate flooring, fitted with a range of modern wall and base units with a contrasting work top and downlights, built in integrated NEFF oven and microwave, gas hob with extractor fan, integrated NEFF dishwasher and NEFF fridge freezer, inset ceiling spot lights. Inset sink and drainer with a mixer tap in the middle island with additional seating area and over head lighting. Double patio doors lead out the rear garden and patio area.



### Alternative view



### Downstairs WC

6'1 x 4'11 (1.85m x 1.50m)

With a rear facing opaque uPVC window, laminate wood effect flooring, low level WC, hand wash basin, heated towel rail and storage.

### First Floor Landing

6'3 x 3'10 (1.91m x 1.17m)

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

### Master Bedroom

16 x 10'5 (4.88m x 3.18m)

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



### Bedroom Two

9'3 x 11'6 (2.82m x 3.51m)

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



### Family Bathroom

6'3 x 7'3 (1.91m x 2.21m)

Fully tiled walls with tiled flooring, modern heated towel rail, extractor fan, fitted with a four piece bathroom suite comprising of a glass enclosed walk in shower, free standing oval modern bath with mixer tap and shower, low level WC and a hand wash basin with vanity unit.



### Alternative View

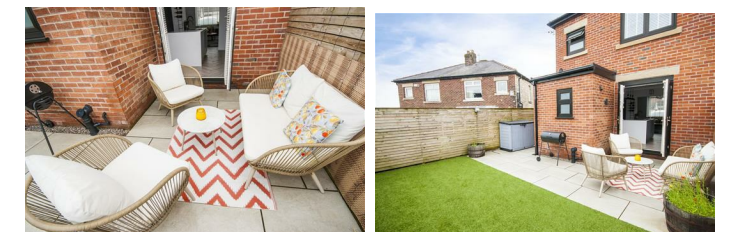


### Rear Garden

Private enclosed rear garden with large patio area and a artificial grass lawn.



### Alternative View



### Front Driveway

Parking for 2/3 vehicles and access to the front entrance

Tenure - Leasehold  
Council Tax - Bury band B