



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

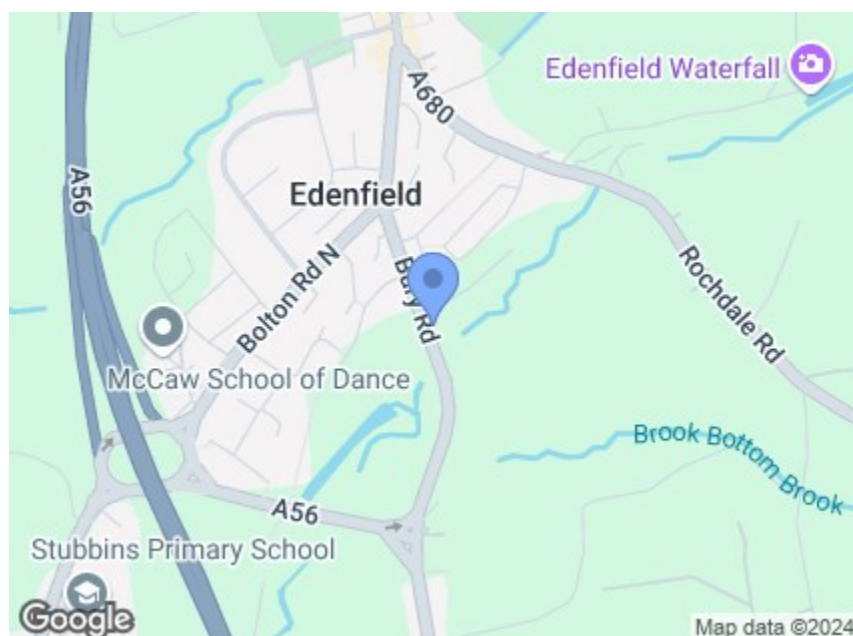
CHARLES LOUIS

HOMES LIMITED

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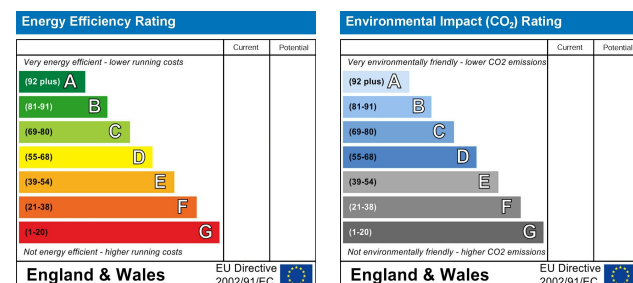


GROSS INTERNAL AREA
TOTAL: 150 m²/1,622 sq.ft
LOWER GROUND FLOOR: 41 m²/444 sq.ft, GROUND FLOOR: 46 m²/496 sq.ft
FIRST FLOOR: 43 m²/463 sq.ft, SECOND FLOOR: 20 m²/219 sq.ft
EXCLUDED AREAS: DECKING: 13 m²/139 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Head west on Bleakholt Rd towards Bury Old Rd Turn right onto Bury Old Rd Turn left onto Rochdale Rd/A680 At the roundabout, take the 1st exit onto Bury Rd-Destination will be on the left



105 Bury Road
Ramsbottom, Bury, BL0 0EN
£300,000



- 3 Bedroom immaculately presented
- Gas central heating and double glazing
- Modern fitted kitchen and bathrooms
- Spectacular woodland views
- 3 Story period cottage
- Recently refurbished throughout
- Substantial, garden, decked area and pond
- Viewing is essential to appreciate property

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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105 Bury Road

Ramsbottom, Bury, BL0 0EN

105 Bury Road is a charming, three-story period cottage that seamlessly combines historic character with modern comforts. Nestled in a picturesque location, the property offers spectacular woodland views, enhanced by original wooden beams and stone accents that highlight its unique and rustic appeal.

The cottage features three well-appointed bedrooms, providing ample space for families or those needing extra room for guests or a home office. It includes one recently refurbished bathroom, equipped with modern fittings and finishes to ensure a comfortable and stylish experience.

The heart of the home is its newly fitted kitchen, which combines contemporary design with functionality, making it perfect for cooking and entertaining. The living areas boast period details such as wooden beams, adding warmth and character to the home.

Outside, the property features a substantial garden with a decked area and a pond, offering a serene environment for relaxation and outdoor activities. The home is also equipped with gas central heating and double-glazed windows, providing energy efficiency and comfort throughout the year.

RECEPTION

14'11 x 15'11 (4.55m x 4.85m)
Original feature wooden beams, original coving, central ceiling lighting, carpet flooring,



LIVING ROOM

15'10 x 14'6 (4.83m x 4.42m)
Original wooden feature beams, original coving, central ceiling lighting, carpet flooring, uPVC double glazed glass patio doors with rear elevation, feature log burning stove, power points, gas central heating radiator



LOUNGE

14'8 x 15'7 (4.47m x 4.75m)
original wooden feature beams, gas central heating radiator, inset spot lights, feature stone accents, feature log burning stove, stone flooring



KITCHEN

15'8 x 15'7 (4.78m x 4.75m)
uPVC double glazed bifold patio doors with rear elevation and access to decking, inset spot lights, original wooden feature beams, with a range of fitted wall and base units, with integrated BOSCH oven, hob stove, sink, dishwasher, extractor, stone flooring, power points
*painted walls with a tile splash back behind counter tops



DECKING

14'8 x 15'7 (4.47m x 4.75m)



FIRST FLOOR LANDING

4'10 x 15'1 (1.47m x 4.60m)

BEDROOM 1

9'7 x 15'6 (2.92m x 4.72m)
uPVC double glazed window with rear elevation, center ceiling lighting, carpet flooring, gas central heating radiator, power points



BEDROOM 2

9'7 x 15'1 (2.92m x 4.60m)
uPVC double glazed window with front elevation, center ceiling lighting, carpet flooring, gas central heating radiator, power points



BATHROOM

4'10 x 12'8 (1.47m x 3.86m)
uPVC double glazed window with rear elevation, fully tiled walls, laminated wood effect flooring, inset lighting, gas central heating radiator, three piece suite comprising with shower over bath, WC, hand wash basin

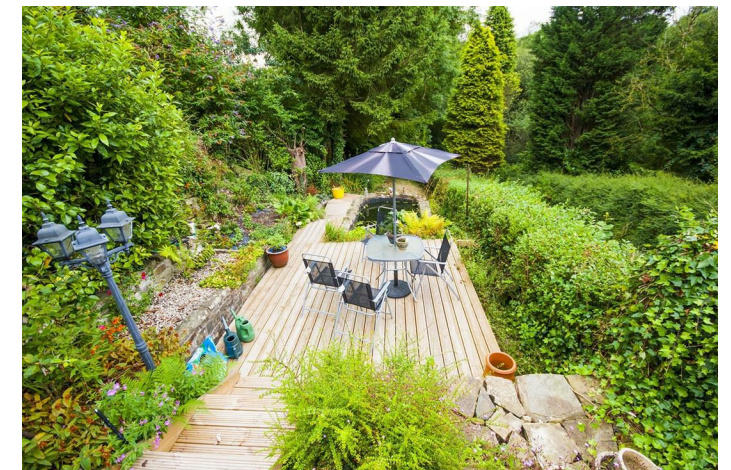


BEDROOM 3

14'2 x 13'9 (4.32m x 4.19m)
uPVC double glazed window with rear elevation, inset spot lights, carpet flooring original wooden feature beam, gas central heating radiator, power points



REAR GARDEN



Tenure - Leasehold
Council Tax - Rossendale band B