

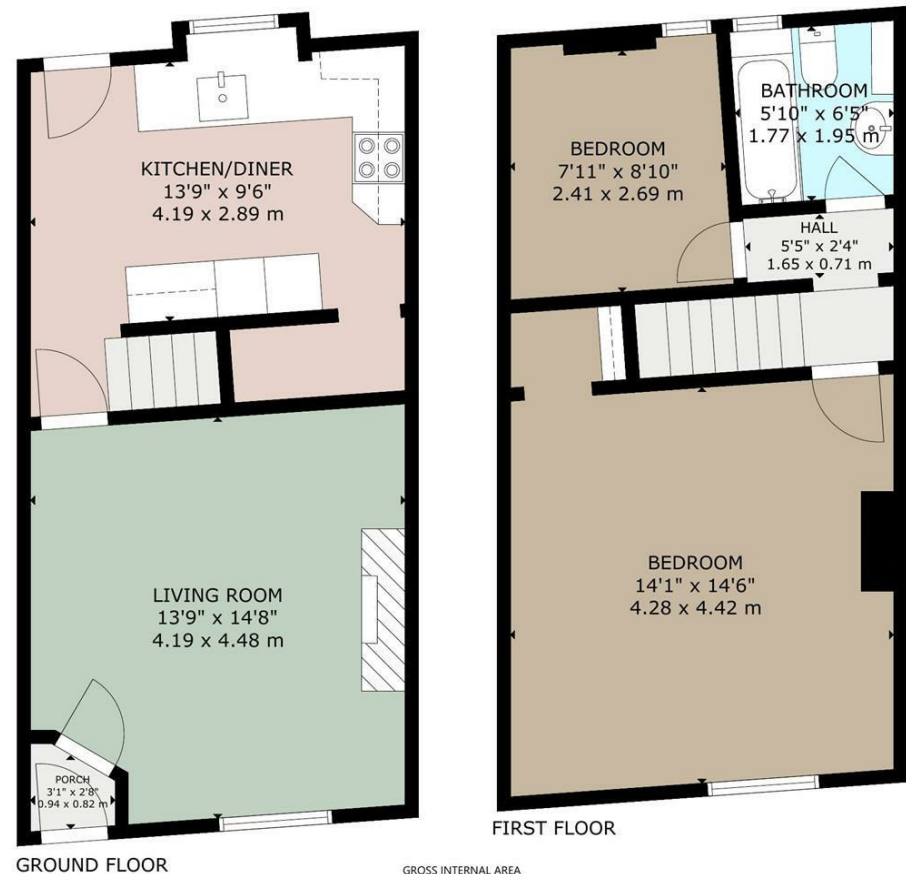


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
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# CHARLES LOUIS

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GROSS INTERNAL AREA  
TOTAL: 72 m<sup>2</sup>/773 sq.ft  
GROUND FLOOR: 36 m<sup>2</sup>/387 sq.ft, FIRST FLOOR: 36 m<sup>2</sup>/386 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**32 Spring Street**  
Ramsbottom, Bury, BL0 9JQ

**Price guide £210,000**



- Well Presented Two Bedroom Mid Terraced Stone Property
- Modern Fitted Kitchen/Diner & Bathroom
- Low Maintenance & Well Proportioned Courtyard To Rear
- Close To All Local Amenities, Transport Links & Motorway Access

- Situated in a Quiet & Well Sought After Location
- Gas Central Heating & Double Glazing Throughout
- Walking Distance To Ramsbottom Town Centre, Country Walks & Peel Tower
- A Must See!! Viewing is Essential to Appreciate Location, Size & Charm



### Directions

From the Ramsbottom office, at the lights turn right on to Bolton Street A676. Continue following the road up and take a right turn onto Spring street just before the main set of lights. You will find the property situated on the right hand side with a Charles Louis For Sale Board outside.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
88	88	A	A
67	88	B	A
	88	C	A
	88	D	A
	88	E	A
	88	F	A
	88	G	A

EU Directive 2002/91/EC

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.



# 32 Spring Street

## Ramsbottom, Bury, BL0 9JQ

**\*\*WELL PRESENTED TWO BEDROOM MID TERRACE STONE PROPERTY\*\*QUIET & WELL SOUGHT AFTER LOCATION\*\*CLOSE WALKING DISTANCE TO RAMSBOTTOM TOWN CENTRE, COUNTRYSIDE PARKS & PEEL TOWER\*\* Charles Louis Homes are pleased to bring to the market this immaculate two bedroom mid terraced stone property, situated in close proximity to Ramsbottom town centre, in a quiet and well sought after location. The property is well presented and is fitted with gas central heating and double glazing throughout. The property benefits from fantastic walks to Holcombe tower and local parks and is full of character and charm. The property in brief comprises of porch leading into living room with feature fireplace, modern fitted kitchen/diner with all integrated appliances, with access to the rear courtyard. To the first floor, there are two bedrooms and family bathroom. To the rear is a well proportioned and low maintenance flagged courtyard with pots, offering a quiet and relaxing space. A Must See!!! Viewing essential to appreciate size, charm and location of property.**

### Inner Hallway

3'1 x 2'8 (0.94m x 0.81m)  
uPVC door to front elevation, access to living room and downstairs accommodation.

### Living Room

13'9 x 14'8 (4.19m x 4.47m)  
uPVC double glazed window to front elevation, feature fireplace, centre ceiling light, coving, gas central heating radiator, laminate wood flooring, access to kitchen/diner.



### Alternative View



### Kitchen/Diner

13'9 x 9'6 (4.19m x 2.90m)  
uPVC double glazed window to rear elevation, fitted with a range of modern wall and base units with downlights, contrasting worktops and inset sink with mixer tap, splashback tiles, four ring induction neff hob with modern extractor fan above, integrated neff oven and integrated neff microwave/oven, integrated fridge freezer, integrated dishwasher and washing machine, tiled flooring, centre ceiling light, gas central heating radiator, stairs leading to first floor, understairs storage, dining area and access to rear garden.



### Alternative View



### First Floor Landing

Leading off to two bedrooms and family bathroom, loft access and centre ceiling light.

### Master Bedroom

14'1 x 14'6 (4.29m x 4.42m)  
uPVC double glazed window to front elevation, centre ceiling light, gas central heating radiator, storage cupboard over stairs



### Alternative View



### Bedroom Two

7'11 x 8'10 (2.41m x 2.69m)  
uPVC window to rear elevation, centre ceiling light, gas central heating radiator.



### Family Bathroom

5'10 x 6'5 (1.78m x 1.96m)  
uPVC frosted double glazed window to rear elevation, fitted with a three piece suite, comprising of low level WC, hand wash basin and panelled bath with shower and glass shower screen, fully tiled walls, tiled floor, centre ceiling light and gas central heating radiator.

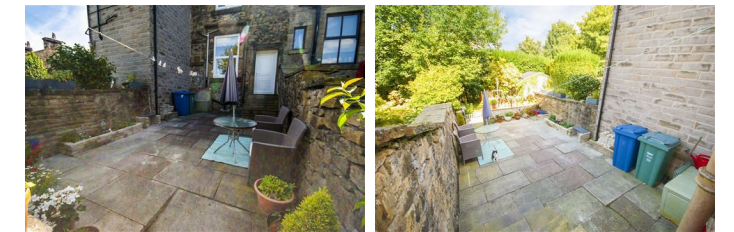


### Rear Garden

Steps leading into low maintenance rear courtyard, with flagged patio area and plantings, with access to rear.



### Alternative View



Council Tax Band - B  
Tenure - Leasehold