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CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 93 m²/999 sq.ft
GROUND FLOOR: 59 m²/633 sq.ft, FIRST FLOOR: 34 m²/366 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



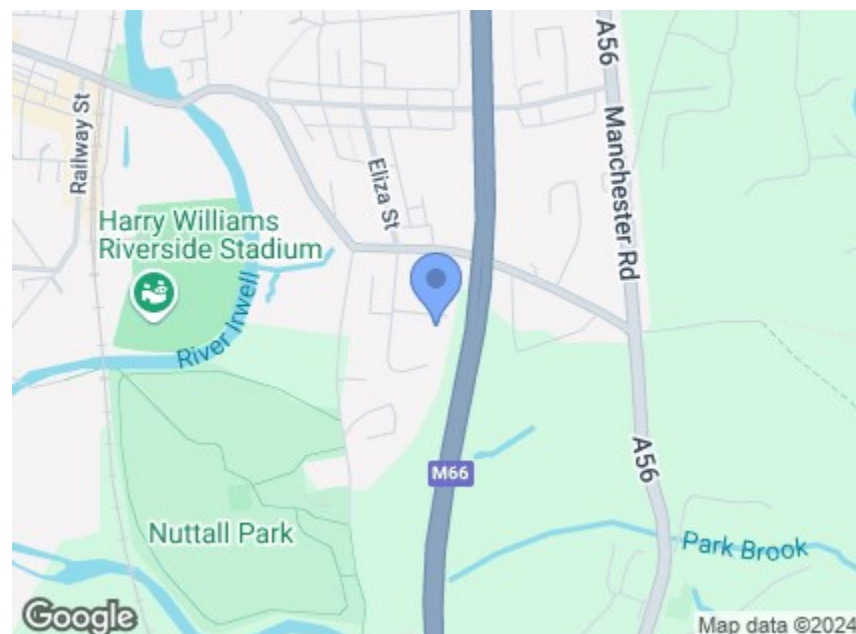
12 Linden Avenue
Ramsbottom, Bury, BL0 0AW

Offers over £294,000



- Well Presented Extended Two Bedroom Semi Detached Property
- Sold With No Chain
- Large South Facing Garden & Driveway Parking
- Close To Local Amenities, Transport Links & Motorway Access

- Located In A Quiet Cul De Sac Location In Ramsbottom
- Ample Open Plan Living Space to the Ground Floor
- Lounge, Kitchen & Open Plan Dining & Family Room
- A Must See!!! To Appreciated Size, Location & Finish



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
63	78		

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.

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12 Linden Avenue

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*****IMMACULATE TWO BEDROOM EXTENDED SEMI DETACHED PROPERTY**SET IN A DESIRABLE & WELL SOUGHT AFTER CUL DE SAC LOCATION**LARGE SOUTH FACING GARDEN WITH DRIVEWAY PARKING***Discover this well presented two-bedroom extended semi-detached home, strategically positioned in a highly sought-after location, near Ramsbottom town centre. This stunning residence stands as a testament to the owner's pride and attention to detail, showcasing a level of excellence that sets it apart.**

The property features a living room, kitchen and a large dining/family room with bi-folding doors overlooking the large south facing garden To the first floor are two bedrooms and a family bathroom, offering a well-designed layout that caters to modern family needs.

Outside, a substantial driveway with parking for two cars. The rear of the property boasts a generously sized, south facing garden, with pergola, patio area and stone finish.

Benefiting from its proximity to Ramsbottom town centre, this property offers a significant advantage, with local amenities, bars, and restaurants just a half-mile walk away. It is also within the catchment area of excellent local schools, and the well-connected road links provide easy access to Bury town centre and Manchester city centre.

Entrance Hall

3'4 x 3'8 (1.02m x 1.12m)

Composite front entrance door opens into the hallway with radiator and stairs ascending to the first floor.

Living Room

13'0 x 12'10 (3.96m x 3.91m)

With a front facing UPVC bay window, spotlighting, laminate wood flooring, feature fireplace, radiator, TV point and power points.



Alternative View



Kitchen

16'0 x 10'11 (4.88m x 3.33m)

With laminate wood effect flooring, breakfast bar, radiator, power points. Fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven and grill with gas hob and extractor hood, plumbing for a washing machine and space for a fridge/freezer.



Alternative View



Lounge & Dining Area

14'11 x 15'20 (4.55m x 4.57m)

An extension spanning the full width of the house, beautifully light with five velux windows, laminate wood effect flooring, feature electric wall fire, TV point and power points, full width French doors opening out to the decking area, .



Alternative View



First Floor Landing

With a side facing UPVC glazed window, power point, and loft hatch.

Master Bedroom

11'7 x 13'8 (3.53m x 4.17m)

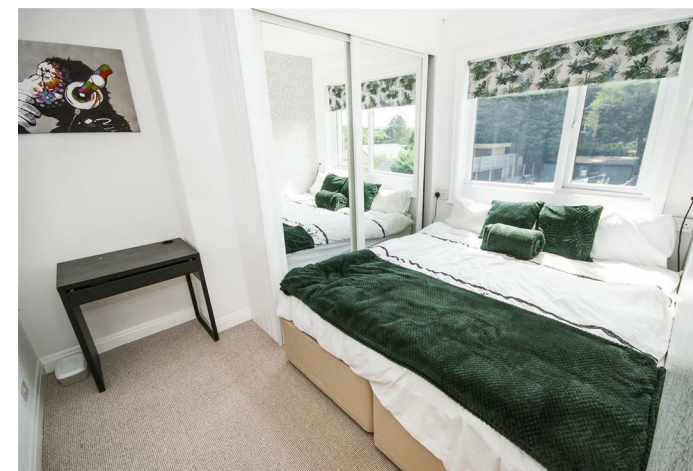
With a front facing UPVC bay window, built in wardrobes, centre ceiling light, radiator and power points.



Bedroom Two

9'4 x 10'11 (2.84m x 3.33m)

With a rear facing UPVC window, built in wardrobes, centre ceiling light, radiator and power points.



Family Bathroom

6'1 x 7'4 (1.85m x 2.24m)

Fully tiled with a rear facing opaque UPVC window, tiled flooring, heated towel rail and extractor fan, fitted with a three piece suite comprising panel enclosed bath with power shower over and screen, low flush WC and hand wash basin with vanity unit.



Rear Garden

The property benefits from having a generous garden featuring a large paved barbecue area with pergola, leading onto an expanse of low maintenance gravelled garden.



Alternative View



Front External

Driveway to the front comfortably accommodating two vehicles.