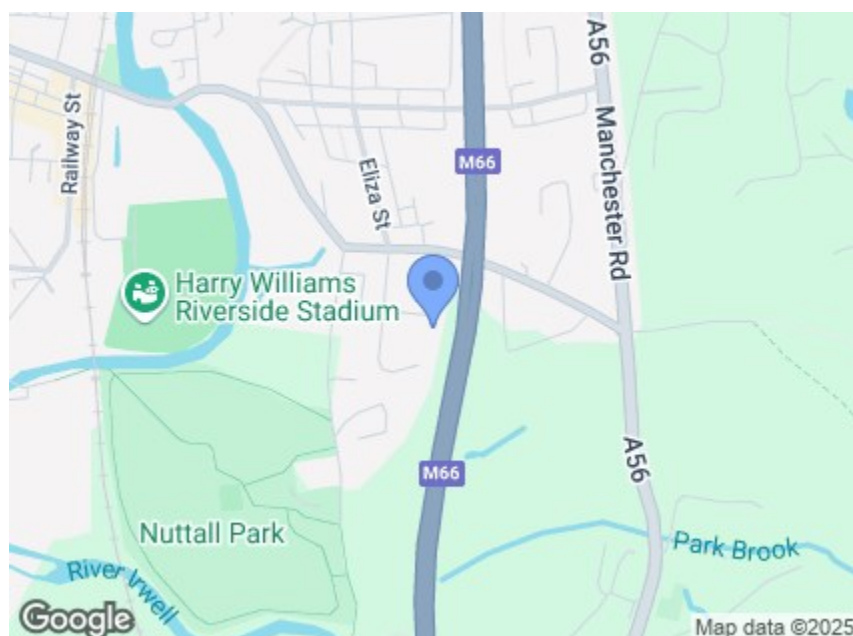




### Directions

From our central Ramsbottom office head east on Carr St towards Bolton St/A676 and continue onto Bridge St. Bridge St turns slightly left and becomes Peel Brow, slight right onto Bury New Rd. Turn right onto Maple Grove and then left onto Linden Ave.



## 14 Linden Avenue

Ramsbottom, Bury, BL0 0AW

**Offers over £400,000**



- Immaculate four bedroom extended semi-detached house
- Gas central heating and double glazed
- Set in a quiet & desirable Cul de sac location
- Open plan modern fitted kitchen/diner & family room
- Downstairs WC & modern fitted family bathroom
- Ample driveway parking & large gardens to rear with views
- A Must See!! To appreciate size, finish & location
- Close to local amenities, transport & motorway links

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

**CHARLES LOUIS**  
HOMES LIMITED

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[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)

# 14 Linden Avenue

## Ramsbottom, Bury, BL0 0AW

\*\*\*IMMACULATE FOUR BEDROOM EXTENDED SEMI DETACHED PROPERTY\*\*SET IN A DESIRABLE & WELL SOUGHT AFTER CUL DE SAC LOCATION\*\*LARGE 70ft SOUTH FACING GARDEN WITH AMPLE DRIVEWAY PARKING\*\*\*Discover this well presented four-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 spacious lounge, dining area, playroom, and a large kitchen/family room, along with a utility room and a convenient downstairs cloakroom. The first floor encompasses four bedrooms and a family bathroom, offering a well-designed layout that caters to modern family needs.

Outside, a substantial driveway with ample parking space for several cars adds to the practicality of this home. The rear of the property boasts a generously sized, sun-drenched garden, predominantly laid to lawn, complemented by a sun-house/shed at the rear. The property has a 70ft garden and is south facing, with sun from 0900hrs until sunset.

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.

### Hallway

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

### Living Room

12'11 x 14'2 (3.94m x 4.32m)  
With a front facing uPVC double glazed bay window, feature gas fireplace with wooden surround, radiator and power points



### Dining Room

16'2 x 11 (4.93m x 3.35m)  
Open plan from the living room, through access to the office/playroom and the kitchen.



### Office/Playroom

5'1 x 17'9 (1.55m x 5.41m)  
With a front facing uPVC double glazed window, central ceiling light radiator and power points

### Open Plan Kitchen/ Diner

14'4 x 10'3 (4.37m x 3.12m)  
Wood effect laminate flooring, fitted with a range of wall and base units with a contrasting work top and downlights, inset 1 1/2 sink and drainer with a mixer tap, built in double ovens and gas hob with extractor fan set in a central island, integrated dishwasher, inset ceiling spot lights.

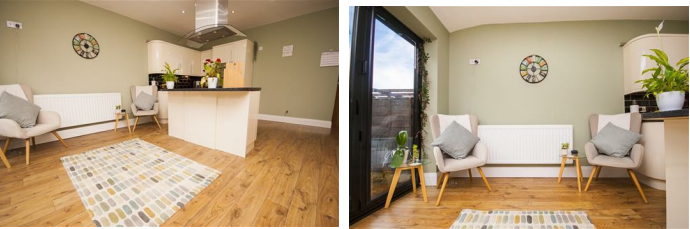


### Alternative View



### Lounge

14'4 x 7'7 (4.37m x 2.31m)  
Bifold doors across the full rear elevation leading to the rear garden and patio area, inset ceiling spot lights, laminate wood effect flooring, radiator and power points



### Downstairs WC

5'1 x 4'3 (1.55m x 1.30m)  
With a side facing opaque uPVC window, laminate wood effect flooring, low level WC and hand wash basin with pedestal

### Utility Room

5'1 x 16'6 (1.55m x 5.03m)  
Laminate wood effect flooring, space for a fridge freezer, plumbing for a washing machine and dryer, uPVC door to access the rear garden.

### First Floor Landing

3'6 c 10'11 (1.07m c 3.33m)  
With a side facing uPVC double glazed window, radiator and loft access.

### Bedroom One

12'11 x 13'1 (3.94m x 3.99m)  
Front facing uPVC double glazed bay window, built in wardrobes, radiator, power points central ceiling light.



### Bedroom Two

12'3 x 12'3 (3.73m x 3.73m)  
Rear facing uPVC double glazed window with stunning views, radiator, power points and central ceiling light



### Bedroom Three

9'5 x 14'2 (2.87m x 4.32m)  
Rear facing uPVC double glazed window with stunning views, fitted wardrobes, radiator, power points and central ceiling light.



### Bedroom Four

5'6 x 12'7 (1.68m x 3.84m)  
Front facing uPVC double glazed window, fitted wardrobes, radiator, power points and central ceiling light

### Family Bathroom

8'11 x 7'4 (2.72m x 2.24m)  
uPVC double glazed frosted window to side elevation, fitted with a four piece bathroom suite comprising of bath, walk in shower, low level WC and a hand wash basin with vanity unit, fully tiled walls, tiled floor, heated towel rail and inset spots.



### Rear Garden

An enclosed private rear garden with a large patio area and mainly laid to lawn with pathway leading to summer house. The property has a 70ft garden and is south facing, with sun from 0900hrs until sunset.



### Front Driveway

Large paved driveway suitable for parking

### Alternative View



Tenure - Freehold  
Council Tax - Bury band C