

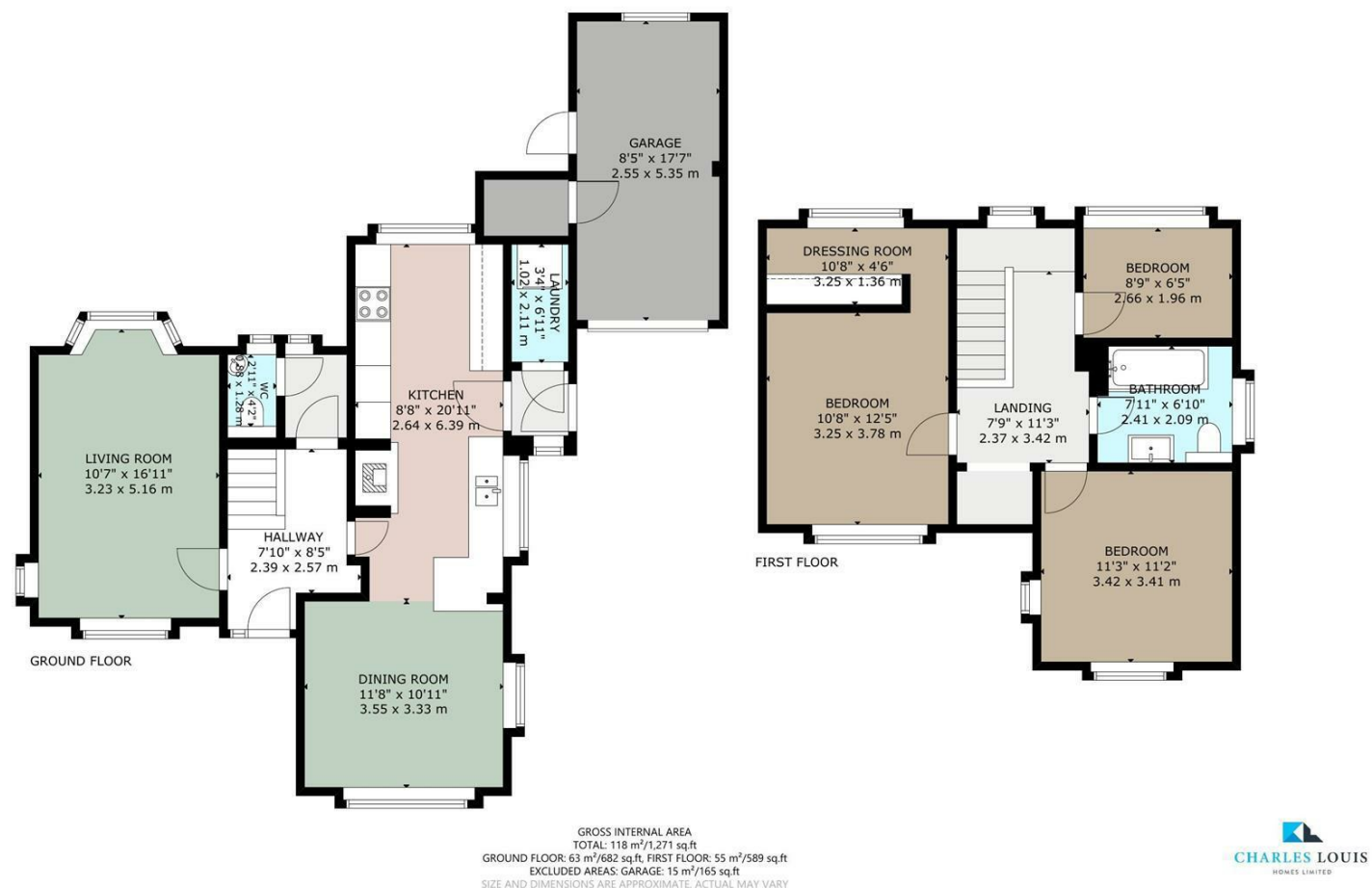


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# CHARLES LOUIS

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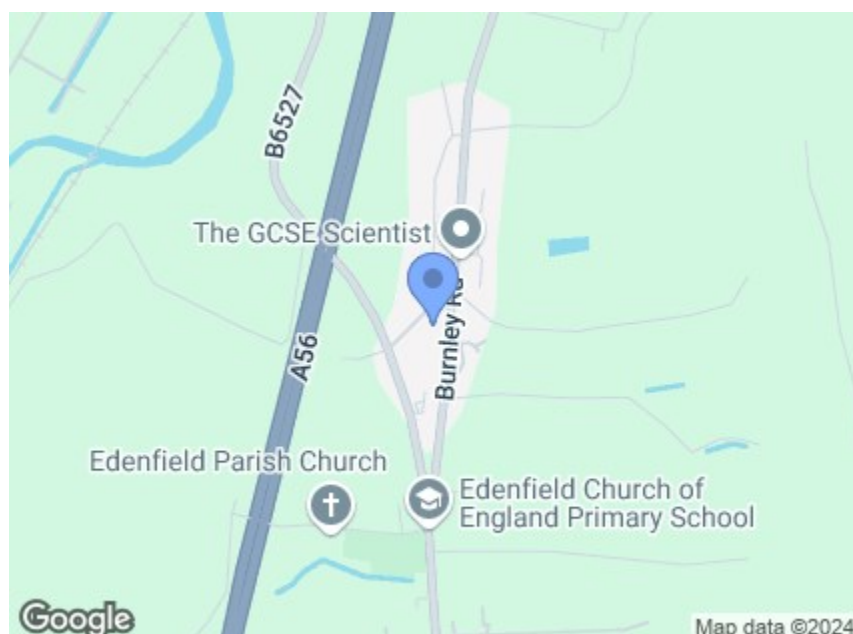
## 5 Esk Avenue Ramsbottom, Bury, BL0 0JA

Offers over £500,000



### Directions

From our central Ramsbottom office head north on Central St towards Rothwell St. Turn right onto Carr St and turn left onto Ramsbottom Ln/A676. At Edenfield Roundabout, take the 2nd exit onto Bolton Rd N then turn left onto Bury Rd. At the roundabout, take the 1st exit onto Bury Rd/B6527 and continue to follow B6527. Slight left onto Blackburn Rd/B6527. Lastly turn right onto Esk Ave



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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.

- Three bedroom detached family home
- Well established neighbourhood, with a number of large conversions complete
- Driveway parking for multiple vehicles
- Family home in village location with fantastic access to schools
- Prestigious and highly desirable location
- Spacious gardens to front, side and rear
- Planning permission granted for extensive new build
- Plans for the new build can be viewed online under reference 2023/0189 with Rossendale Council



# 5 Esk Avenue

## Ramsbottom, Bury, BL0 0JA

Charles Louis Homes is delighted to present this detached three-bedroom family home, situated in a highly sought-after neighbourhood on the edge of Edenfield village.

Located between the market towns of Ramsbottom and Rawtenstall, this property is within walking distance of excellent local schools and shops. It offers easy access to Manchester and beyond via public transport and the motorway network.

Beautifully presented throughout, this family home also offers the added appeal of several development opportunities.

This unique and exciting offering will suit a variety of buyers, and we expect high demand due to the quality of the home, its prime location, and its outstanding potential for development and expansion.

Viewing is highly recommended to appreciate the area, the home itself and the outstanding potential.

### Development and Expansion

Planning permission has already been granted for a RIBA architect designed, luxury eco home to be built on the site, with many appealing energy saving features, making running costs extremely low. There are also exciting designs available from the same RIBA architect, for an impressive scheme of work which involves extensions of the existing home. Plans and visuals are available to view on request.

### Current House

This charming home offers modern comfort with gas central heating throughout. The ground floor features stylish Kardean flooring, with a cosy, carpeted separate lounge perfect for relaxing. Upstairs, a spacious landing leads to three well-proportioned bedrooms and a beautifully appointed bathroom. The fully tiled bathroom is fitted with luxurious underfloor heating and top-quality Duravit and Hansgrohe sanitary ware

### Living Room

10'7" x 16'11" (3.23 x 5.16)



### Downstairs Guest WC & Cloak

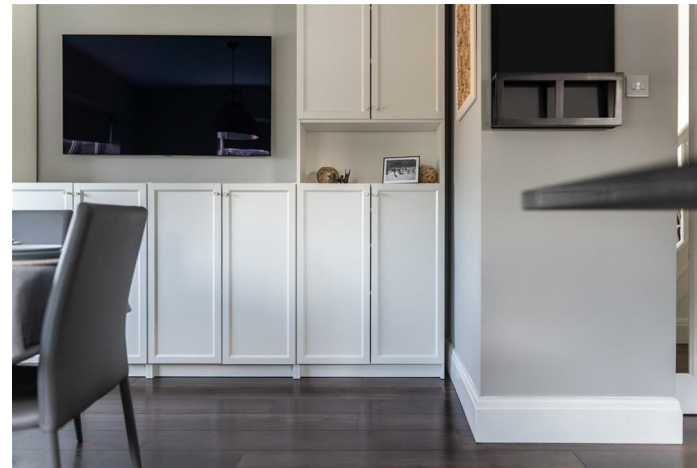
2'11 x 4'2 (0.89m x 1.27m)

Tiled walls and Kardean flooring, two piece suite comprising of a wall hung Duravit WC and corner basin

### Dining Room

11'8 x 10'11 (3.56m x 3.33m)

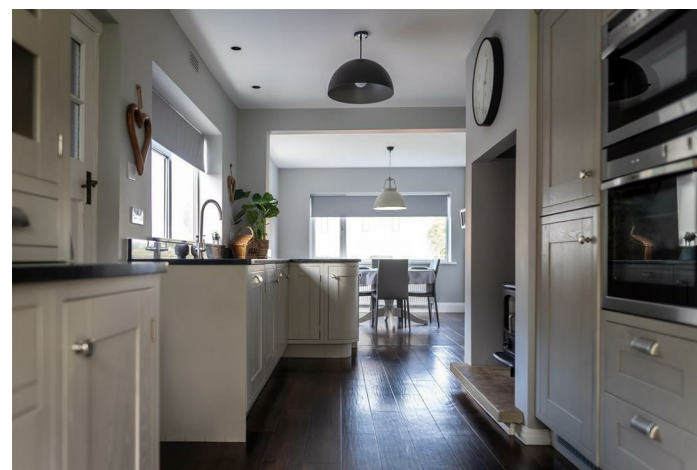
Featuring windows to the front and side elevation. Bright space for entertaining, comfortably fits a table for 6 to 8 settings,



### Kitchen

8'8 x 20'11 (2.64m x 6.38m)

Kardean flooring, Morso multi-fuel log burner, in frame kitchen with solid granite worktops and breakfast bar, inset sink and drainer with a mixer tap, built in NEFF double oven and NEFF induction hob with extractor fan, integrated NEFF dishwasher and fridge freezer, Views out onto the rear garden.



### Bedroom One and Dressing Room

10'8 x 12'5, 10'8 x 4'6 (3.25m x 3.78m, 3.25m x 1.37m)



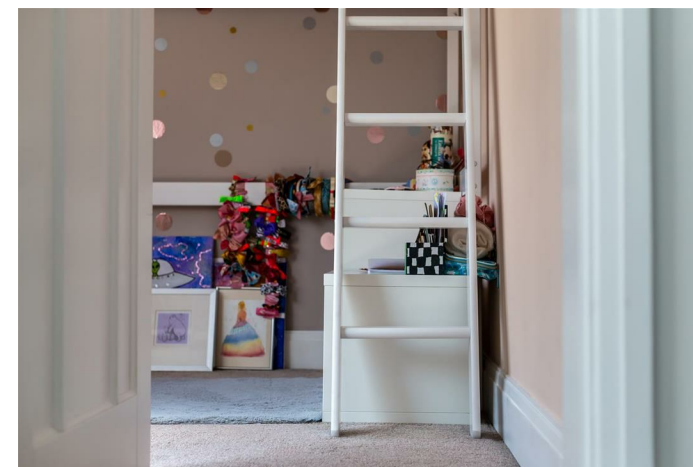
### Bedroom Two

11'3 x 11'2 (3.43m x 3.40m)



### Bedroom Three

8'9 x 6'5 (2.67m x 1.96m)



### Bathroom

7'11 x 6'5 (2.41m x 1.96m)



### Driveway and Gardens

Private and secluded wrap around garden with mature trees, and a sunken patio area with a feature dry stone wall. Parking driveway for multiple cars.



Tenure - Leasehold  
Council Tax - Rossendale Band E