

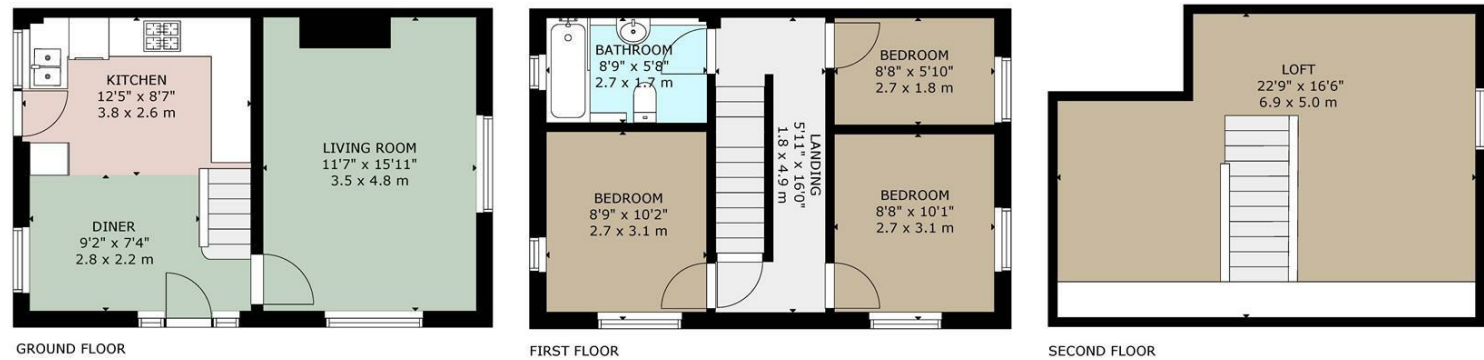


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

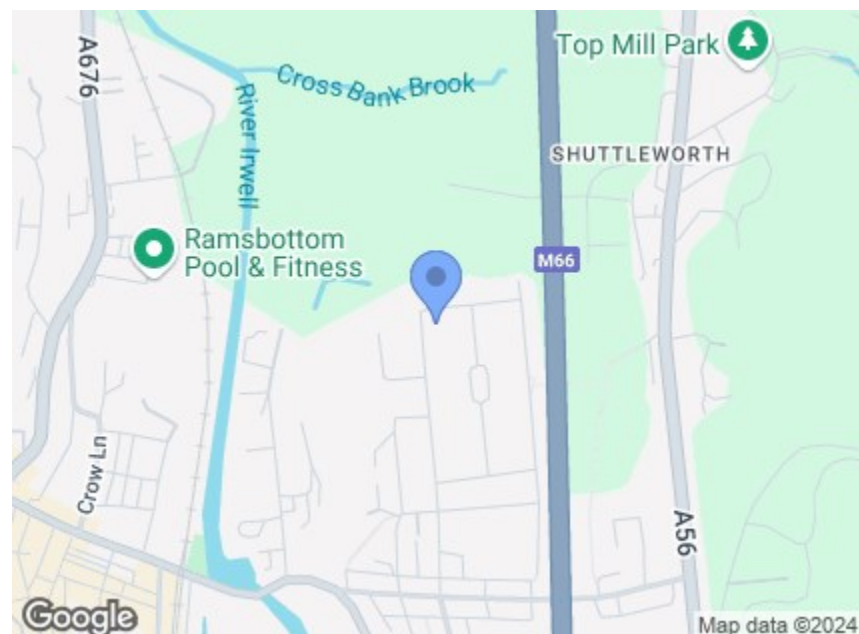
CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 106 m²/1,133 sq ft
GROUND FLOOR: 37 m²/396 sq ft, FIRST FLOOR: 37 m²/397 sq ft, SECOND FLOOR: 32 m²/340 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



Directions

From our central Ramsbottom office head north on Central St towards Rothwell St. Turn right onto Bridge St. Bridge St turns slightly left and becomes Peel Brow. Slight left to stay on Peel Brow. Turn left onto Fir St.

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

88 Fir Street
Ramsbottom, Bury, BL0 0BG
£250,000



- Charming 3-bedroom semi-detached home on a corner plot
- Spacious living room with large windows, providing plenty of natural light.
- Three well-sized bedrooms and a modern family bathroom upstairs.
- Located in Ramsbottom, surrounded by scenic countryside and close to the town center with independent shops, cafés, and restaurants.
- Contemporary kitchen with integrated appliances.
- Well-maintained rear patio, perfect for family gatherings or relaxation.
- Off-road parking with easy access to local amenities.
- Excellent transport links to Manchester and Bury via the M66, plus proximity to local schools, parks, and leisure facilities.

88 Fir Street

Ramsbottom, Bury, BL0 0BG

This charming 3 bedroom semi-detached home at 88 Fir Street offers a perfect blend of modern living and traditional character. Situated in a quiet residential area on a corner plot, the property features a spacious living room with large windows allowing plenty of natural light, a contemporary kitchen with integrated appliances, and a well-maintained patio to the rear. Upstairs, there are three well-sized bedrooms and a modern family bathroom and the additional space in the loft. The home also benefits from off-road parking and is within easy reach of local amenities.

Located in the picturesque village of Ramsbottom, this property is surrounded by scenic countryside and is a short drive from the bustling town centre. Ramsbottom is known for its historic charm, independent shops, and lively food and drink scene, including cosy cafés, pubs, and award-winning restaurants. The area also offers excellent transport links to Manchester and Bury via the M66 motorway, as well as regular bus services.

Families will appreciate the proximity to well-regarded local schools, as well as nearby parks and leisure facilities, making 88 Fir St an ideal location for those seeking a balanced lifestyle in a peaceful yet well-connected area.

Dining Room

92 x 74 (2.79m x 2.24m)

Composite entrance door leading into the open plan dining room and kitchen, additional window to the side, wood effect laminate flooring and stairs leading to the first floor.



Kitchen

125 x 87 (3.78m x 2.62m)

Wood effect laminate flooring, fitted with a range of wall and base units with a contrasting work tops, inset 1.5 sink and drainer with a mixer tap, built in double oven and microwave, gas hob with extractor fan above, integrated washing machine and fridge freezer and central ceiling spot lights.

The dining area benefits from double patio doors leading to the rear patio area.



Living Room

117 x 15'11 (3.53m x 4.85m)

Window with front and side, radiator, power points, and a central ceiling light



First Floor Landing

5'11 x 16 (1.80m x 4.88m)

Bedroom One

89 x 10'2 (2.67m x 3.10m)

Front and side facing uPVC double glazed window, radiator, power points and a central ceiling light



Bedroom Two

8'8 x 10'1 (2.64m x 3.07m)

Front and side facing uPVC double glazed window, radiator, power points and a central ceiling light



Bedroom Three

8'8 x 5'10 (2.64m x 1.78m)

Side facing uPVC double glazed window, radiator, power points and a central ceiling light



Bathroom

8'9 x 5'8 (2.67m x 1.73m)

Partially clad three piece bathroom suite comprising of a panel enclosed bath with thermostatic shower, low flush WC and a hand wash basin with pedestal, heated towel rail and extractor fan.



Loft

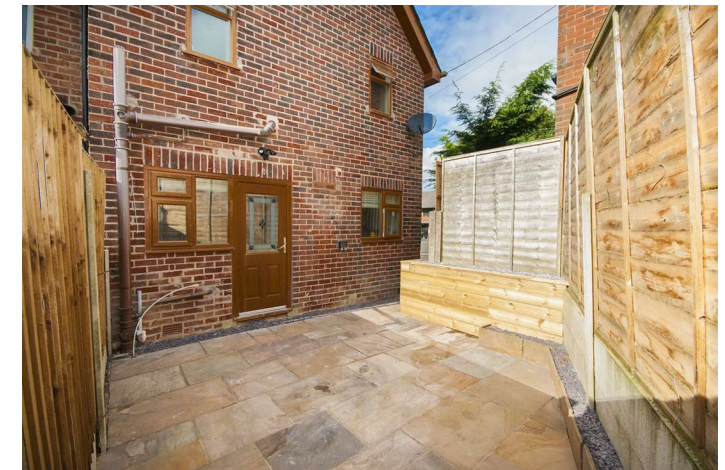
22'9 x 16'6 (6.93m x 5.03m)

uPVC double glazed Velux windows, radiator, power points and a central ceiling light



Rear Patio

An enclosed private rear patio area



Driveway/ Front Garden



Council Tax - Bury A
Tenure - Freehold