



GROSS INTERNAL AREA
 TOTAL: 99 m²/1,066 sq ft
 GROUND FLOOR: 58 m²/620 sq ft, FIRST FLOOR: 41 m²/446 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

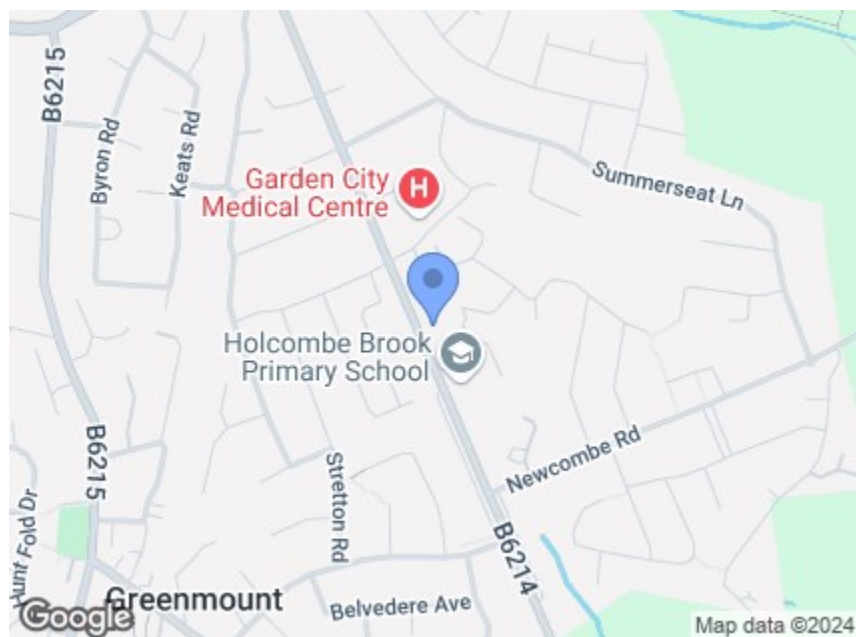


91 Longsight Road
 Ramsbottom, Bury, BL0 9TA

Offers over £300,000



- Spacious and beautifully presented property.
- Modern, well-equipped kitchen.
- Well-maintained garden for outdoor gatherings or relaxation.
- Peaceful location close to local shops, schools, and transport links.
- Sold with No Chain
- Comfortable bedrooms ideal for families or professionals.
- Off-street parking for added convenience.
- Ready-to-move-in property with excellent access to nearby towns and cities.



Directions

From our central Ramsbottom office head north on Central St towards Rothwell St. Turn right onto Carr St and then right onto Bolton St/A676. Next turn left onto Longsight Rd/B6214 and right onto Brooklands Rd.

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

CHARLES LOUIS
 HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
 T 0161 959 0166
www.charleslouishomes.co.uk

91 Longsight Road

Ramsbottom, Bury, BL0 9TA

Stunning Extended Three Bedroom Semi-Detached Home in a Highly Desirable Location with Views Over Holcombe Tower - Large Garden and Driveway Parking - Sold with No Chain

Charles Louis Homes is delighted to present this exceptional family residence in the sought-after area of Ramsbottom. Ideally located near local amenities, well-regarded schools, and excellent commuter links to Manchester, Bury, and Rawtenstall.

Upon entering the property, you are welcomed by a spacious hallway. The ground floor features a lounge, an expansive open-plan living and dining area, and a modern kitchen with access to the rear garden. There is also a utility room providing additional access to the garage.

On the first floor, the landing leads to three well-proportioned bedrooms and a contemporary four-piece bathroom suite.

Externally, the rear garden is impressively large, with a lawn bordered by plants and shrubs, and a paved patio area. The front of the property offers off-road parking for multiple vehicles.

Early viewing is highly recommended to fully appreciate the size and quality of this stunning home. Don't miss this incredible opportunity!

Entrance Hall

6'3 x 14'9 (1.91m x 4.50m)

uPVC front entrance door, radiator, power points and stairs ascending to the first floor.

Living Room

11'7 x 13'9 (3.53m x 4.19m)

With a front facing uPVC double glazed window, feature log burning stove, radiator, TV point, power point and a central ceiling light.



Dining Room

11'7 x 11'11 (3.53m x 3.63m)

Open plan to the kitchen diner and double glass doors between the living room, feature electric fireplace, power point and a central ceiling light.



Kitchen

16'8 x 8'9 (5.08m x 2.67m)

Rear facing uPVC patio door leading to the rear garden, additional Velux windows. Wood effect laminate flooring, radiator, power points, range of wall and base units with a contrasting work surface and breakfast bar, inset sink with drainer and mixer tap, built in electric oven and microwave, gas hob with extractor hood, space for fridge freezer, and plumbing for washing machine and dryer, inset ceiling spot lights.



Downstairs WC/ Utility Space

6'3 x 9'10 (1.91m x 3.00m)

uPVC door and sink area, the bathroom contains a WC and hand wash basin.



First Floor Landing

6'7 x 9'7 (2.01m x 2.92m)

Access to all three bedrooms and family bathroom, loft access.

Bedroom One

11'6 x 12'1 (3.51m x 3.68m)

With a rear facing uPVC window, radiator, central ceiling light and power points



Bedroom Two

11'6 x 11'5 (3.51m x 3.48m)

With a front facing uPVC window, radiator, central ceiling light and power points



Bedroom Three

6'7 x 7'6 (2.01m x 2.29m)

With a front facing uPVC windows, radiator, 2 central ceiling light and power points.



Bathroom

6'7 x 5'11 (2.01m x 1.80m)

Partly clad with a rear facing opaque uPVC windows, radiator, three piece bathroom suite consisting of a panel enclosed bath with an overhead thermostatic shower, low flush WC, and a hand wash basin with pedestal.



Rear Garden

Large enclosed garden with patio area and artificial lawn with planted borders and mature trees and bushes.



Driveway

Up and over door with additional side access.

Tenure - Freehold
Council Tax - Bury Band D