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GROSS INTERNAL AREA  
TOTAL: 75 m<sup>2</sup>/811 sq ft  
GROUND FLOOR: 39 m<sup>2</sup>/419 sq ft, FIRST FLOOR: 36 m<sup>2</sup>/392 sq ft  
EXCLUDED AREAS: SHED: 11 m<sup>2</sup>/114 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**18 Grant Mews**  
Ramsbottom, Bury, BL0 9AH  
**£260,000**



**Directions**

Postcode - BL0 9AH What three words -  
///crucially.sadly.appealed

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
86	86	A	A
73	86	B	A
		C	B
		D	C
		E	D
		F	E
		G	F
			G

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.

- Sold with no onward chain for a smooth transaction
- Well-presented three-bedroom townhouse located in the heart of Ramsbottom
- Within walking distance of the bustling town centre, offering independent shops, cafés, and restaurants
- Ground floor includes a welcoming porch, spacious lounge, and a modern fitted kitchen/dining room
- Three well-proportioned bedrooms on the first floor, including one with an en-suite, plus a stylish family bathroom
- Gas central heating and double glazing throughout for comfort and efficiency
- Flagged rear garden with a large storage shed and off-road parking for up to three vehicles
- Ramsbottom's picturesque setting, excellent transport links, and local amenities make it ideal for families, professionals, and outdoor enthusiasts alike

# 18 Grant Mews

## Ramsbottom, Bury, BL0 9AH

Charles Louis Homes are pleased to present this well-presented three-bedroom townhouse, ideally located in the heart of Ramsbottom, sold with no onward chain.

Within walking distance of Ramsbottom's bustling centre, the property features a welcoming porch, a spacious lounge, and a modern fitted kitchen/dining room on the ground floor. Upstairs, there are three well-proportioned bedrooms—one with an en-suite—and a stylish family bathroom. Gas central heating and double glazing run throughout, ensuring comfort and efficiency.

Externally, the home boasts a flagged rear garden with large storage shed and ample parking for up to three vehicles. Viewing is essential to fully appreciate the charm, space, and superb location of this delightful townhouse.

The town is renowned for its picturesque setting, excellent transport links, and lively market scene with independent shops, cafés, and restaurants. Local amenities, schools, and scenic countryside walks make this an appealing area for families, professionals, and outdoor enthusiasts alike.

### Porch

34 x 45 (1.02m x 1.35m)

### Living Room

14'10 x 15'8 (4.52m x 4.78m)

uPVC window to front elevation, fire place with living gas flame and stone surround, ceiling coving, centre ceiling light, gas central heating radiator, staircase leading to first floor.



Alternative view



### Kitchen / Dining Room

14'10 x 10'6 (4.52m x 3.20m)

uPVC patio doors and addition uPVC door to rear garden, range of wall and base units, inset sink with mixer tap and drainer, splash back tiles, integrated oven, gas hob, stainless steel hood, integrated fridge/freezer, built in microwave, slimline dishwasher and washer/ dryer, tiled floor.



Alternative View



### Bedroom One

11'3 x 12'5 (3.43m x 3.78m)

uPVC window to the front elevation, wood effect laminate flooring, fitted wardrobes, gas central heating radiator, ceiling coving, central ceiling light, door leading to en-suite.



### En-Suite

3'2 x 7'4 (0.97m x 2.24m)

Frosted uPVC window, three piece suite consisting of low level WC, wash hand basin, walk-in shower, fully tiled walls, tiled floor, centre ceiling light, chrome heated radiator.



### Bedroom Two

8'5 x 8'4 (2.57m x 2.54m)

uPVC window to the rear elevation, wood effect laminate flooring, fitted wardrobes, central ceiling light, gas central heating radiator.



### Bedroom Three

6'0 x 10'7 (1.83m x 3.23m)

uPVC window to the rear elevation, fitted wardrobes, central ceiling light, gas central heating radiator.



### Bathroom

5'5 x 2'7 (1.65m x 0.79m)

Three piece suite comprising of low level WC, vanity wash hand basin, panel enclosed bath with shower and glass screen, fully tiled walls, tiled floor, spot lights, gas central heating radiator.



### Office/ Workshop

9'1 x 12'6 (2.77m x 3.81m)

With electric and alarm



### Rear Garden

South facing, Block paved patio garden area with an additional low maintenance stone set area with stocked borders and ample off road parking.



### External

Lawned area at front of property with block paved pathway leading to front door.

Tenure - Freehold  
Council Tax - Bury band