



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

# CHARLES LOUIS

## HOMES LIMITED

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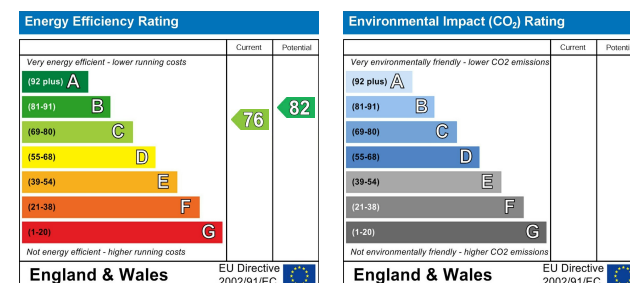
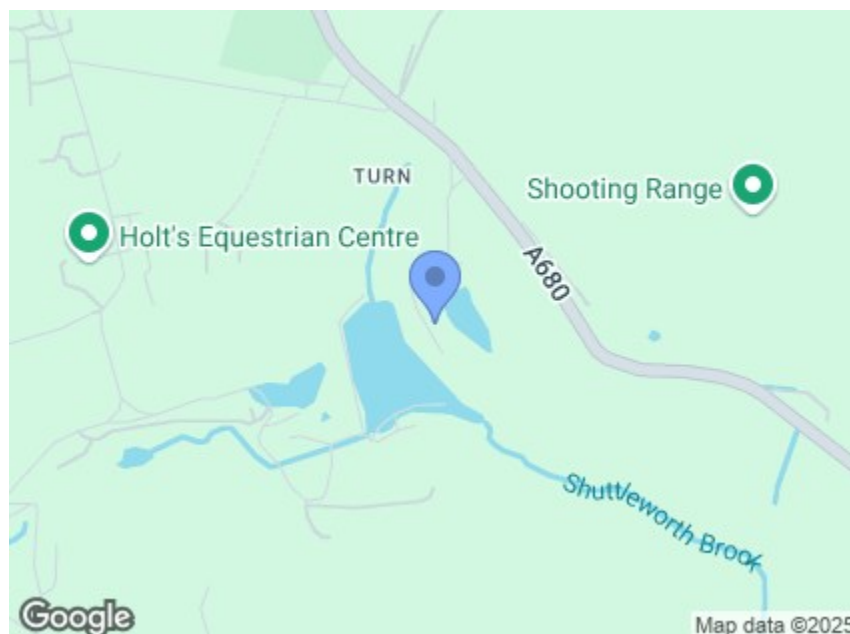


GROSS INTERNAL AREA  
TOTAL: 156 m<sup>2</sup>/1,679 sq ft  
FLOOR 1: 24 m<sup>2</sup>/259 sq ft, FLOOR 2: 51 m<sup>2</sup>/550 sq ft  
FLOOR 3: 50 m<sup>2</sup>/536 sq ft, FLOOR 4: 31 m<sup>2</sup>/334 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Directions

Postcode - BL0 0SY What three words -  
///decorator.witless.maybe



## 15 Lodge View, Lodge Mill Lane , Ramsbottom, BL0 0SY

Offers over £375,000



- Three Bedroom Well Presented Town House
- Gas Central Heating and Double Glazed Throughout
- Downstairs WC, Family Bathroom, Bedroom with Ensuite and WC to 3rd Floor Bedroom
- Tiered Rear Garden Set Over Three Levels
- Stunning Location With Rural Views
- Modern Fitted Kitchen Diner With Integrated Appliances
- Driveway Parking and Integral Garage
- Viewing Is Highly Recommended



# 15 Lodge View, Lodge Mill Lane

, Ramsbottom, BL0 0SY

**\*\* MODERN FOUR-STOREY TOWN HOUSE \*\* HIGHLY SOUGHT-AFTER LOCATION \*\* STUNNING LODGE AND COUNTRYSIDE VIEWS \*\***

Charles Louis Homes is delighted to present this spacious and superb family home, positioned in a prestigious and highly desirable setting. Arranged over four floors, the property briefly includes an entrance hall, ground-floor WC, and utility room, with stairs leading to the first floor. On this level, you'll find a lounge and a kitchen-diner in an open-plan layout. Moving up to the second floor reveals the master bedroom complete with an en-suite, a second bedroom, and a family bathroom. The third floor grants access to the third bedroom.

Boasting UPVC double glazing and gas central heating, the home's prime advantage is its breathtaking outlook onto a wooded area and rolling countryside. The rear garden features a delightful decking space, sheltered by stone walls, with steps to additional seating areas. At the front, an integral garage and driveway provide parking for at least two cars, all framed by spectacular views that highlight the property's exceptional location.

### Ground Floor

#### Entrance Hall

6'11 x 16'9 (2.11m x 5.11m)

Front composite entrance door opening into the hallway with tiled flooring, radiator and stairs ascending to the first floor.

#### Utility Room

15'2 x 8'8 (4.62m x 2.64m)

Tiled flooring, radiator, power points, base units with contrasting work surfaces, inset sink and drainer. Plumbing for a washing machine and space for a tumble dryer.



### Downstairs WC

#### Integral Garage

Electric door, with power and lighting

### First Floor

#### First Floor Landing

Radiator, power points, stairs leading to the second floor, access to the Kitchen Diner and Living Room

### Open Plan Lounge

15'4 x 19'7 (4.67m x 5.97m)

With front facing french doors leading to balcony area with stunning rural views. Feature fire place with marble surround, tv port and power points and central ceiling light.



### Balcony Area

With stunning views over the lodge



### Kitchen Diner

15'4 x 15'5 (4.67m x 4.70m)

With a rear facing UPVC double glazed window and double patio door leading to the rear garden. Tiled flooring, a range of wall and base units with contrasting worktops, inset sink with drainer and mixer tap. Built in electric oven, built in microwave and gas hob with extractor hood, integrated dishwasher and fridge freezer.



### Second Floor

#### Second Floor Landing

Leading to Master bedroom and bedrooms two, and the family bathroom. Stairs leading to third floor

#### Master Bedroom

15'3" x 11'10" (4.65m x 3.61m )

With a front facing UPVC double glazed window, fitted wardrobes, central ceiling light, radiator and power points.



### Master Ensuite

7'10 x 4'4 (2.39m x 1.32m)

Partially tiled with a tiled floor, radiator, extractor fan, Low level WC and wall hung hand wash basin, walk in shower with mains fed overhead shower.

### Bedroom Two

15'3 x 12'11 (4.65m x 3.94m)

With a rear facing UPVC double glazed window, fitted wardrobes, central ceiling light, radiator and power points.



### Family Bathroom

7'10 x 7'3 (2.39m x 2.21m)

Partially tiled with lino flooring, radiator extractor fan, three piece bathroom suite comprising of a panel enclosed bath with hand shower, low flush WC and hand wash basin with pedestal.



### Third Floor

#### Bedroom Three

11'5 x 22'5 (3.48m x 6.83m)

With Velux windows to the front and rear of the property, fitted wardrobes, central ceiling light, radiator and power points. Access to WC and loft space and storage in the eaves.



### Bathroom WC

3'4 x 7'11 (1.02m x 2.41m)

Low level WC and hand wash basin with fitted vanity unit