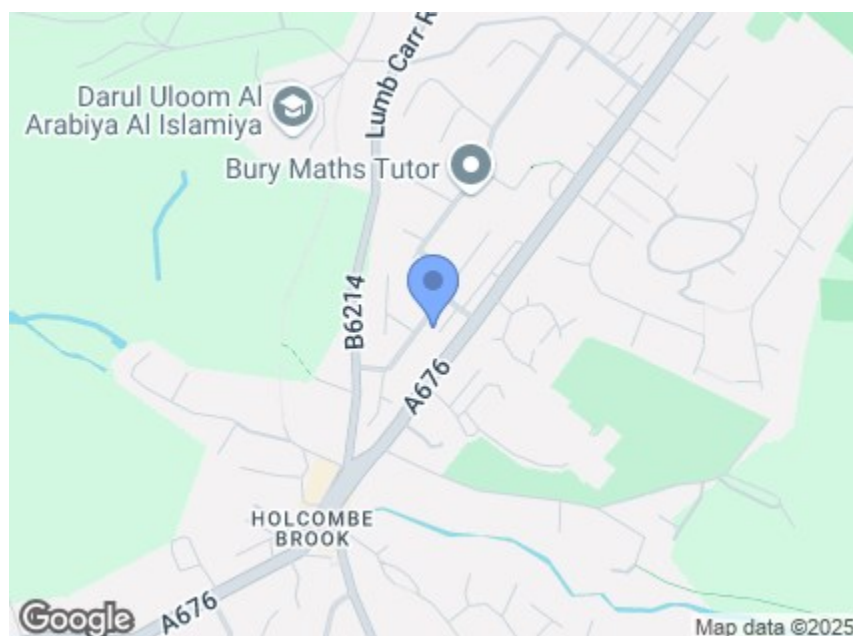


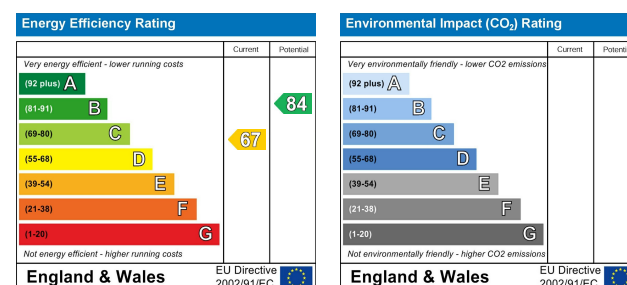


GROSS INTERNAL AREA
TOTAL: 117 m²/1,260 sq ft
GROUND FLOOR: 59 m²/638 sq ft, FIRST FLOOR: 58 m²/622 sq ft
EXCLUDED AREAS: GARAGE: 15 m²/160 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - BL0 9QR What three words -
///bypassed.insurance.national



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 0161 959 0166

www.charleslouishomes.co.uk



CHARLES LOUIS
HOMES LIMITED

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

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



21 Holcombe Lee
Ramsbottom, Bury, BL0 9QR

Offers over £280,000



- Well Presented Three bedroom semi detached property
- Situated in a quiet and well sought after location
- Sold with no onward chain
- Excellent transport links & access to nearby Ramsbottom's local amenities
- Views over countryside and over peel tower
- Bright living room, spacious kitchen diner, with conservatory
- Large garden to rear with garage & driveway parking
- A Must See!!! To appreciate size, location & charm of the property

21 Holcombe Lee

Ramsbottom, Bury, BL0 9QR

****SOLD WITH NO CHAIN**WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY**GARDENS TO FRONT & REAR WITH DRIVEWAY PARKING & GARAGE****A beautifully presented property featuring three well-proportioned bedrooms, a bright living room, and a spacious kitchen diner that create a warm and welcoming atmosphere. It also includes a convenient garage for secure parking or additional storage, while the large garden provides ample space for outdoor activities and relaxation. The interior has been thoughtfully arranged to maximize natural light and comfort, combining stylish décor with a practical layout suited to modern living.

Set against the backdrop of the scenic West Pennine Moors and close to the historic Peel Tower on Holcombe Hill. Nearby, the vibrant town of Ramsbottom offers a variety of independent shops, cafés, and restaurants, while excellent transport connections link the area to Bury and Manchester, providing a convenient balance between rural tranquillity and urban accessibility. This attractive setting makes 21 Holcombe Lea a superb choice for anyone seeking a well-located and charming home.

Hallway

6'6 x 11'5 (1.98m x 3.48m)
Leading off to downstairs accommodation, gas central heating radiator, centre ceiling light and storage cupboard

Living Room

16'6 x 13'2 (5.03m x 4.01m)
Large uPVC double glazed window to front elevation, centre ceiling light, gas central heating radiator, feature marble hearth fire place with fire.



Alternative View



Open Plan Kitchen Diner

14'10 x 13 (4.52m x 3.96m)
uPVC double glazed window to rear and side elevation, fitted with a range of wall and base units, inset sink with mixer tap and contrasting worktops. induction four ring hob with extractor above, integrated oven and grill, integrated fridge freezer, integrated dishwasher, inset spots and downlights, laminate flooring, understairs storage, gas central heating radiator, access to conservatory and garage.



Alternative View



Conservatory

14'5 x 8'4 (4.39m x 2.54m)
Double glazed windows to side and rear elevation overlooking garden, lighting and door leading out to rear garden

First Floor Landing

Leading off to three bedrooms and family bathroom, centre ceiling light and gas central heating radiator.

Bedroom One

16'7 x 11'5 (5.05m x 3.48m)
3 x uPVC double glazed window to front elevation, gas central heating radiator and centre ceiling light



Bedroom Two

8'4 x 14'7 (2.54m x 4.45m)
uPVC double glazed window to rear elevation, gas central heating radiator and centre ceiling light



Bedroom Three

8'8 x 9'10 (2.64m x 3.00m)
uPVC double glazed window to rear elevation, gas central heating radiator and centre ceiling light



Family Bathroom

5'7 x 9'10 (1.70m x 3.00m)
uPVC frosted double glazed window to rear elevation, fitted with a three piece suite comprising of walk in shower, low level wc and hand wash basin, tiled walls and laminate flooring, centre ceiling light and chrome heated towel rail.



Rear Garden

Large garden to rear set on corner plot with mainly laid to lawn and shrubs and bushes and access to garage and parking.



Garage

8'2 x 19'7 (2.49m x 5.97m)
Fitted up and over door, lighting and power points

Alternative View

