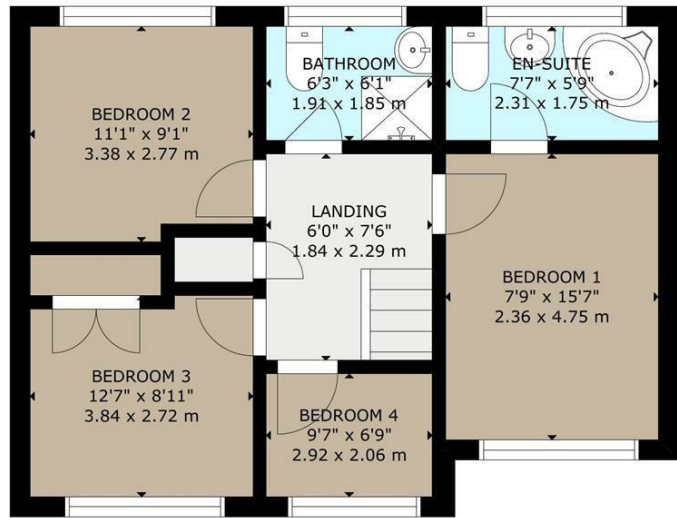
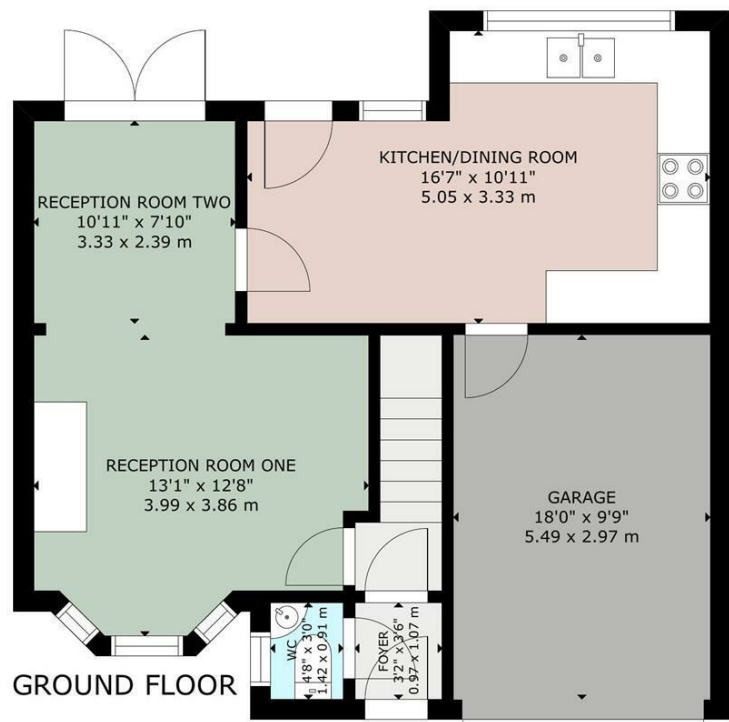
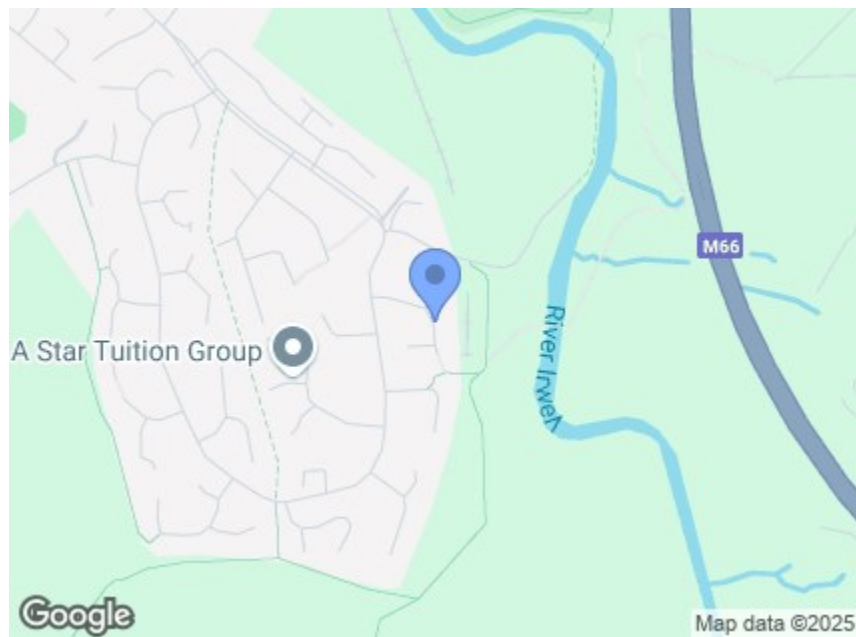


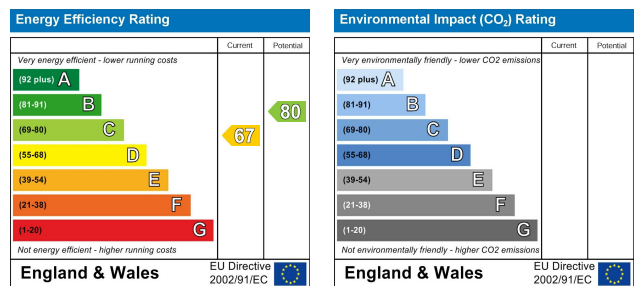


GROSS INTERNAL AREA  
TOTAL: 71 m<sup>2</sup>/765 sq.ft  
GROUND FLOOR: 36 m<sup>2</sup>/390 sq.ft, FIRST FLOOR: 35 m<sup>2</sup>/375 sq.ft  
EXCLUDED AREA: GARAGE: 11 m<sup>2</sup>/124 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

Postcode - BL0 9LX What three words -  
///flipper.croutons.apply



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.

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# CHARLES LOUIS

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22 Falstone Avenue  
Ramsbottom, Bury, BL0 9LX

£399,950



- Extended four-bedroom detached home in a highly sought-after location near Ramsbottom Town Centre.
- Two generous reception rooms, perfect for family living and entertaining.
- Master bedroom with en-suite, plus three additional well-proportioned bedrooms.
- Driveway parking, well-maintained front garden, and a private rear garden for outdoor enjoyment.
- Spacious and versatile living accommodation with a welcoming porch and hallway.
- Modern open-plan kitchen, dining, and living area with access to the rear garden and garage.
- Contemporary fitted shower room, gas central heating, and full double glazing throughout.
- Lease - Freehold, Council Tax - Bury band C, EPC band D

# 22 Falstone Avenue

## Ramsbottom, Bury, BL0 9LX

Extended Four-Bedroom Detached Home in a Highly Sought-After Location

Charles Louis Homes is delighted to present this beautifully extended four-bedroom modern detached home, situated in a highly desirable area close to Ramsbottom town centre.

This well-presented property offers spacious and versatile living accommodation, starting with a welcoming porch leading into the hallway, a convenient downstairs WC, and a staircase to the first floor. The ground floor features two generous reception rooms, as well as a modern open-plan kitchen, dining, and living area with access to the rear garden and garage.

Upstairs, the property boasts a master bedroom with en-suite, along with three further well-proportioned bedrooms and a contemporary fitted shower room. Benefiting from gas central heating and full double glazing throughout, this home ensures comfort and efficiency.

Externally, the property offers driveway parking, a well-maintained front garden, and a private rear garden, perfect for outdoor enjoyment.

Viewing is highly recommended to fully appreciate the charm, space, and quality of this stunning family home.

### Entrance Hallway

uPVC door to front elevation, access to downstairs WC, leading off to hallway, tiled floor, gas central heating radiator, centre ceiling light, access to downstairs accommodation and stairs leading to first floor.

### Living Room

13'1 x 12'8 (3.99m x 3.86m)  
uPVC double glazed window to front elevation, living flame gas fire with marble surround, laminate wood flooring, centre ceiling light, gas central heating radiator, under stairs storage cupboard.



### Dining Room

10'11 x 7'10 (3.33m x 2.39m)  
uPVC double glazed patio doors leading to rear garden, laminate wood flooring, centre ceiling light, gas central heating radiator.



### Kitchen Diner

16'7 x 10'11 (5.05m x 3.33m)  
uPVC double glazed window to rear elevation overlooking garden, fitted with a wide range of modern fitted wall and base units in a high gloss white finish, inset sinks with mixer tap, laminate worktops, splash back tiling, integrated 4 ring gas hob with extractor above, integrated double oven, integrated dishwasher, space for double fridge freezer, plumbed and space for washing machine, inset spots lights, gas central heating radiator, tiled flooring, access to rear garden, access leading into garage.



### Downstairs WC

4'8 x 3 (1.42m x 0.91m)  
uPVC frosted double glazed window to side elevation, fitted with two piece suite, comprising of low level WC, corner wash hand basin, part tiled walls, gas central heating radiator, centre ceiling light.

### First Floor Landing

6'0 x 7'6 (1.83m x 2.29m)  
Access to master Bedroom with en-suite, bedroom two, three and four, shower room, storage cupboard, loft access.

### Bedroom One

7'9 x 15'7 (2.36m x 4.75m)  
uPVC double glazed window to front elevation, centre ceiling light, gas central heating radiator, access to en-suite



### En-Suite

7'7 x 5'9 (2.31m x 1.75m)  
uPVC double glazed frosted window to rear elevation, three piece suite comprising of low level WC, wash hand basin, corner bath with shower attachment, fully tiled, extractor, centre ceiling light, chrome heated radiator.

### Bedroom Two

11'1 x 9'1 (3.38m x 2.77m)  
uPVC double glazed window to rear elevation, centre ceiling light, gas central heating radiator.



### Bedroom Three

12'7 x 8'11 (3.84m x 2.72m)  
uPVC double glazed window to front elevation, centre ceiling light, gas central heating radiator.



### Bedroom Four

9'7 x 6'9 (2.92m x 2.06m)  
uPVC double glazed window to front elevation, centre ceiling light, gas central heating radiator.



### Family Bathroom

6'3 x 5'1 (1.91m x 1.55m)  
uPVC frosted window to rear elevation, fitted with contemporary three piece bathroom suite comprising of low level WC, vanity wash hand basin, walk in glass shower with rain and hand held shower, modern tiled walls, tiled flooring, inset spot lights, extractor, gas central heating radiator.



### Garage

18'0 x 9'9 (5.49m x 2.97m )  
Access to garage from kitchen, with up and over door, power points.

### Front Garden and Driveway

Tarmac driveway with parking for two vehicles and lawned area to left with mature bushes

### Rear Garden

Private garden enclosed with wooden fencing, low level decked seating area leading from patio doors, flagged patio area with steps leading to lawned area with mature shrubs and further upper decked patio area.

