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CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 102 m²/1,097 sq ft
GROUND FLOOR: 102 m²/1,097 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

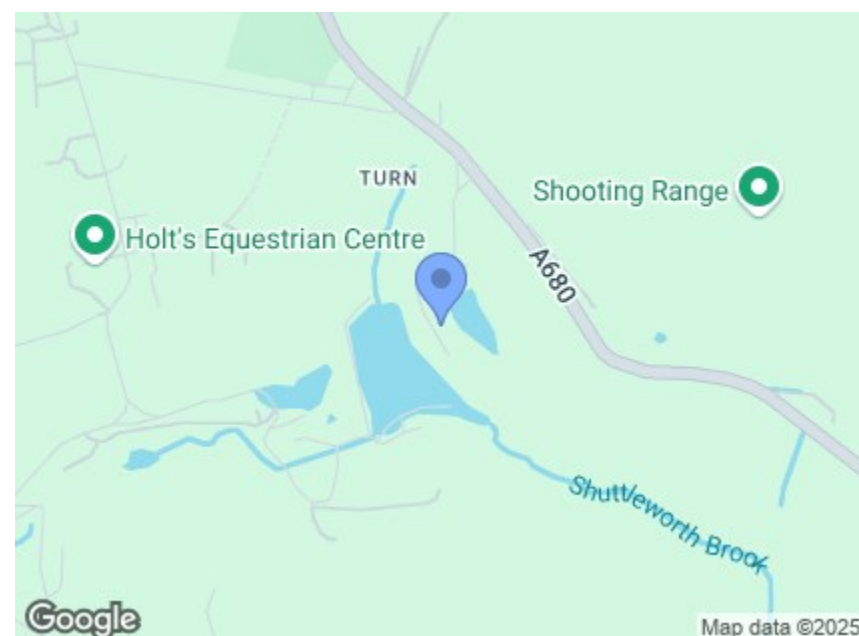


2C Lodge Mill Lane Ramsbottom, Bury, BL0 0SY

Offers in the region of £260,000



- Spacious two-bedroom first-floor apartment in a sought-after Ramsbottom location
- Two generously sized bedrooms offering comfortable accommodation.
- Allocated parking, double glazing, and electric heating for added convenience.
- Lease - Leasehold, EPC rated D, Council Tax - Rossendale band D
- Bright and airy open-plan living area with a well-equipped kitchen.
- Modern bathroom finished to a high standard.
- No onward chain, making it an ideal purchase for first-time buyers, professionals, or investors.



Directions

Postcode - BL0 0SY What three words -
///overused.trams.inhaler

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | Very environmentally friendly - lower CO ₂ emissions (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | 82 | EU Directive 2002/91/EC | 68 |
| England & Wales | | England & Wales | |

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.

2C Lodge Mill Lane

Ramsbottom, Bury, BL0 0SY

This well-presented two-bedroom first-floor apartment offers comfortable and modern living within a highly desirable area. Situated on Lodge Mill Lane, the property benefits from a peaceful setting while remaining conveniently close to local amenities, transport links, and the vibrant town centre.

Internally, the apartment features a bright and spacious open-plan living area, incorporating a well-equipped kitchen with ample storage and workspace. The two generously sized en-suite bedrooms provide comfortable accommodation, while the contemporary bathroom is finished to a high standard.

Additional benefits include allocated parking, double glazing, and electric heating. This property is perfect for first-time buyers, professionals, or investors seeking a property in a prime Ramsbottom location.

Early viewing is highly recommended to appreciate all that this fantastic apartment has to offer.

Entrance

Oak wood fire door to side elevation with ceiling light, cloakroom housing meters with light,

Hallway

14'5 x 5'3 (4.39m x 1.60m)

Fitted with an electric heater, central ceiling lights and a storage cupboard.

Lounge

12 x 17'4 (3.66m x 5.28m)

Double glazed windows to rear elevation with fitted blinds and French doors to rear elevation with stunning panoramic views over countryside, Holcombe hill and lodge, fitted with an electric fire with feature surround, central ceiling light, electric heater and toughened glass double doors leading into open plan kitchen diner.



Dining Room

8'11 x 11 (2.72m x 3.35m)

Double glazed windows to the front and side elevation, central ceiling light and open plan to the kitchen area



Kitchen

12'1 x 11 (3.68m x 3.35m)

Double glazed windows to the front elevation, fitted with modern wall and base units in wooden effect and white colors with soft close doors, inset sink with mixer tap, contrasting worktops and splash back, four ring induction hob with modern extractor above, integrated oven, microwave, dishwasher and fridge freezer and inset spots.



Bedroom One

13'3 x 11'7 (4.04m x 3.53m)

Double glazed windows to rear elevation with stunning panoramic views over countryside, Holcombe hill and lodge, centre ceiling light, electric heater, with walk in wardrobe and access to ensuite.



En-suite

6'7 x 5'9 (2.01m x 1.75m)

Partially tiled with a three piece bathroom suite comprising of a thermostatic shower with a glass enclosure, hand wash basin with pedestal and low level WC, also with a heated towel rail.



Bedroom Two

12'10 x 11'11 (3.91m x 3.63m)

Double glazed windows to front elevation, centre ceiling light, electric heater, with fitted wardrobe and access to ensuite.



En-suite

6'3 x 10'11 (1.91m x 3.33m)

Partially tiled with a four piece bathroom suite comprising of a thermostatic shower with a glass concertina door, panel enclosed bath, hand wash basin with vanity and low level WC, also with a heated towel rail.



WC

4'11 x 4'5 (1.50m x 1.35m)

Partially tiled with a two piece bathroom suite comprising of a hand wash basin with vanity and low level WC.



Views



Front External

The property sits in private grounds and are maintained to a high standard, offering allocated parking for two vehicles and stunning views over lodge and surrounding countryside.