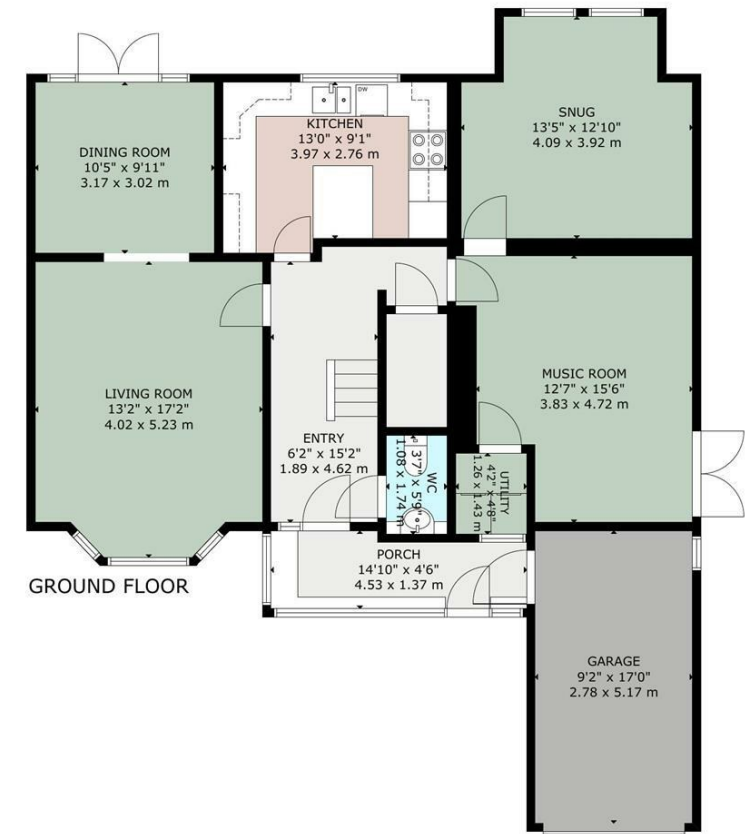
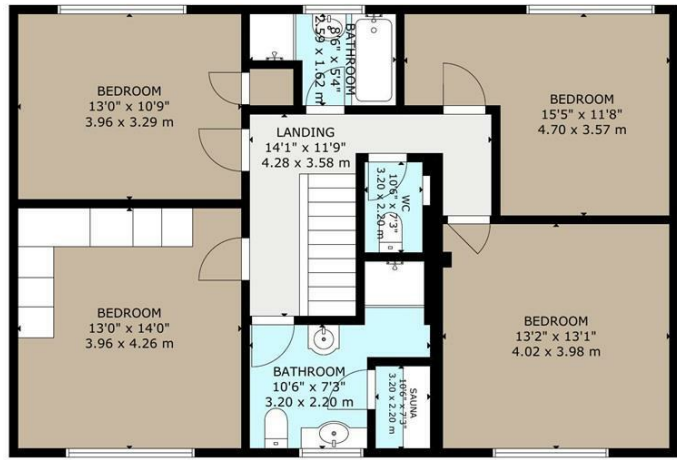
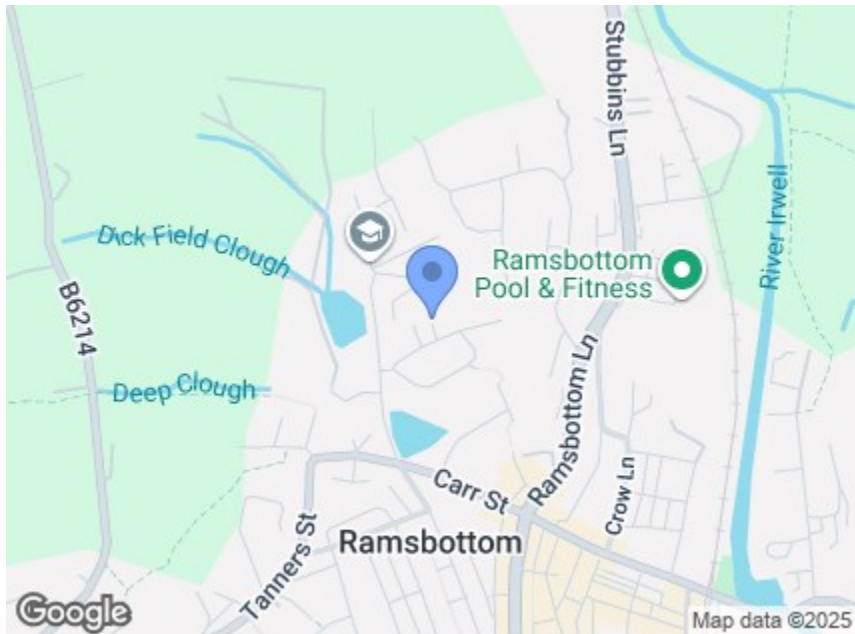




GROSS INTERNAL AREA
TOTAL: 185 m²/1,985 sq.ft
GROUND FLOOR: 96 m²/1,029 sq.ft, FIRST FLOOR: 89 m²/956 sq.ft
EXCLUDED AREAS: PORCH: 6 m²/61 sq.ft, GARAGE: 14 m²/155 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

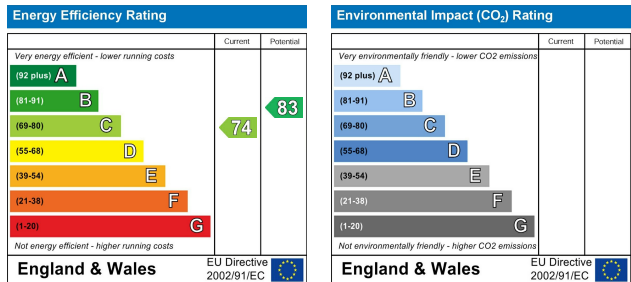


FIRST FLOOR



Directions

Postcode - BL0 9DG What three words -
///years.races.simulates



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.



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



13 Carr Bank Drive
Ramsbottom, Bury, BL0 9DG
£500,000



- Spacious four-bedroom detached home, offering generous living space in a sought-after location.
- Well-appointed kitchen and beautifully maintained interiors throughout.
- Close to top-rated schools, independent shops, and award-winning restaurants.
- Excellent transport links to Manchester, Bury, and surrounding areas, making it ideal for commuters.
- Four versatile reception rooms, perfect for family living, entertaining, or home office space.
- Situated in the heart of Ramsbottom, a vibrant area with excellent local amenities.
- Easy access to stunning countryside, including Holcombe Hill and the West Pennine Moors.
- Lease -Leasehold, Council Tax - Bury band F, EPC C rated

13 Carr Bank Drive

Ramsbottom, Bury, BL0 9DG

Spacious & Stylish Four-Bedroom Detached Home

Charles Louis Homes proudly presents this impressive four-bedroom detached property, offering generous living space and a versatile layout, perfect for modern family life. Situated on the sought-after Carr Bank Drive, this home boasts four reception rooms, providing ample space for relaxing, entertaining, or working from home. The property features a well-appointed kitchen, spacious bedrooms, and beautifully maintained interiors, making it an ideal choice for those seeking a blend of comfort and style.

Located in the heart of Ramsbottom, this home benefits from a vibrant community, excellent local amenities, and stunning countryside surroundings. Ramsbottom is renowned for its independent shops, award-winning restaurants, and fantastic schools, making it a highly desirable place to live. With easy access to the West Pennine Moors, Holcombe Hill, and excellent transport links to Manchester and Bury, this location offers the perfect balance of rural charm and modern convenience.

This substantial property presents a rare opportunity to own a spacious home in one of Greater Manchester's most sought-after areas. Viewing is highly recommended to fully appreciate all it has to offer.

Porch

14'10 x 4'6 (4.52m x 1.37m)
uPVC front door leading to a bright and airy porch with a tiled floor. A wooden door opens into the entrance hallway

Entrance Hallway

6'2 x 15'2 (1.88m x 4.62m)
Wood effect laminate flooring, inset LED ceiling spot lights, power points, access to downstairs accommodation and a stunning wooden open staircase ascending to the first floor.

Downstairs WC

3'7 x 5'9 (1.09m x 1.75m)
Fitted with a two piece suite, comprising of low level WC and a hand wash basin

Living Room

13'2 x 17'2 (4.01m x 5.23m)
uPVC Bay fronted double glazed window, LED highlighted coving, radiators, power points, wall sconces and a central ceiling light. Open plan to the dining room.



Dining Room

10'5 x 9'11 (3.18m x 3.02m)
uPVC double glazed patio doors leading out to the patio and rear garden, wood effect laminate flooring, convenient hatch to kitchen, LED highlighted coving, radiator, power points, ceiling lights and matching sconces.



Kitchen

13 x 9'1 (3.96m x 2.77m)
With uPVC window looking out to rear garden, fitted with a range of under lit wall and base units with a contrasting counter tops and tiled splash back, inset one and half inset sink with drainer and mixer tap, integrated double oven, space for fridge and freezer, four ring induction hob with extractor fan above, breakfast bar, tiled flooring inset spots, power points and central light.



Snug

13'5 x 12'10 (4.09m x 3.91m)
uPVC double glazed patio doors offering a light and airy room, wood effect laminate flooring, coving, radiators, power points, two ceiling lights.



Music Room

12'7 x 15'6 (3.84m x 4.72m)
uPVC double glazed patio doors offering a light and airy room, wood effect laminate flooring, coving, radiators, power points, two ceiling lights.



Utility

4'2 x 4'8 (1.27m x 1.42m)

First Floor Landing

14'1 x 11'9 (4.29m x 3.58m)
Access to all four bedrooms, family bathroom and access to the loft.

Bedroom One

13 x 14 (3.96m x 4.27m)
uPVC double glazed window to the front elevation, fitted wardrobes and vanity, radiator, central ceiling light and power points



Bedroom Two

13'2 x 13'1 (4.01m x 3.99m)
uPVC double glazed window to the front elevation, wood effect laminate flooring, radiator, central ceiling light and power points



Bedroom Three

15'5 x 11'8 (4.70m x 3.56m)
uPVC double glazed window to the rear elevation, radiator, inset ceiling spot light and power points

Bedroom Four

13'0 x 10'9 (3.96m x 3.28m)
uPVC double glazed window to the rear elevation, built in storage cupboard, radiator, inset ceiling spot light and power points



Bathroom with Sauna

10'6 x 7'3 (3.20m x 2.21m)
Opaque uPVC window to the rear, fully tiled, a thermostatic shower in a recessed tiled encloser with a sliding glass screen, wooden electric sauna, two hand wash basins with vanity units and WC.



WC

10'6 x 7'3 (3.20m x 2.21m)
Partially tiled with a WC

Bathroom

8'6 x 5'4 (2.59m x 1.63m)
Opaque uPVC window to the rear, fully tiled with a three piece suite consisting of a thermostatic shower in a tile encloser with a constantia glass screen, panel enclosed bath and a hand wash basin with pedestal.



Garage

9'2 x 17 (2.79m x 5.18m)
With an up an over door to the driveway and internal access via the porch, and additional external side entrance

Rear Garden

Large rear garden, with patio and lawn areas surrounded with mature shrub borders



Front Garden and Driveway

Driveway parking for four vehicles and a lawn area with mature shrubs. Convenient access down both sides of the property to the rear garden.