



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

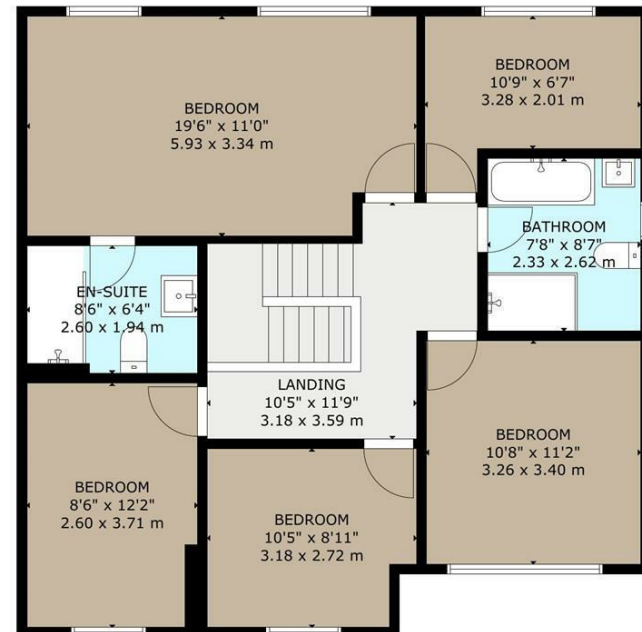
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CHARLES LOUIS

HOMES LIMITED



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 156 m²/1,682 sq.ft
GROUND FLOOR: 73 m²/788 sq.ft, FIRST FLOOR: 83 m²/894 sq.ft
EXCLUDED AREAS: GARAGE: 12 m²/131 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



3 Burnside

Ramsbottom, Bury, BL0 0LW

Offers over £475,000



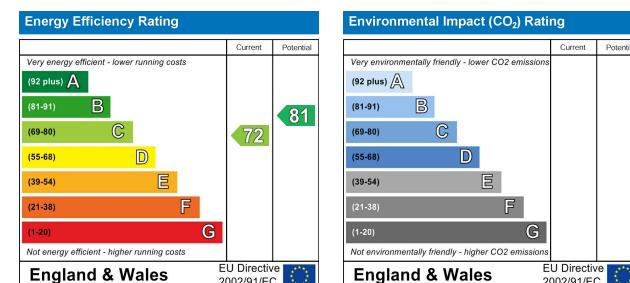
- Five-bedroom, three-bathroom detached home in a sought-after location
- Spacious open plan kitchen, diner, and lounge area ideal for family life and entertaining
- Generously sized bedrooms, offering flexibility for family or home office use
- Excellent access to local amenities, countryside walks, and transport links to Manchester

- Not overlooked to the rear, with a full re-roof completed in 2018 and Building Control certification in place; priced to reflect cosmetic upgrades.
- Well-equipped kitchen with seamless flow into dining and lounge spaces
- Located in the desirable village of Ramsbottom, known for its charm and community feel
- Tenure - Freehold, Council Tax - Rossendale band E, EPC rated C



Directions

Postcode - BL0 0LW What three words -
///treating.escalates.machine



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.

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3 Burnside

Ramsbottom, Bury, BL0 0LW

Rare opportunity to acquire well proportioned home fully extended to 5 bedrooms in a quiet cul de sac location a short walk from the conservation area of Chatterton and village schools.

None overlooked to the rear, a full re-roof in 2018 and Building Control certification provides potential buyers with the security to take advantage of a reduction in price to reflect cosmetic upgrades required.

Ramsbottom and Edenfield are easily accessible on foot and the location of 3 Burnside is ideally situated for motorway access avoiding the traffic congestion of central Ramsbottom.

Porch
9'5 x 2'11 (2.87m x 0.89m)

Hallway
4'8 x 15'11 (1.42m x 4.85m)
Composite front door leading to a hallway, wood effect laminate flooring, access to both the living room and kitchen, stairs to the first floor and a central ceiling light.

Downstair WC
4'3 x 7'10 (1.30m x 2.39m)
Opaque window, partially tiled and comprising off a WC, hand wash basin and a radiator

Living Room
11'10 x 15'11 (3.61m x 4.85m)
uPVC double glazed window to the front elevation, wood flooring, ceiling coving, inset living flame gas fire in a stone effect chimney breast, central ceiling light and additional wall sconces, and a feature wall with glass blocks



Kitchen Diner
20'5 x 10'11 (6.22m x 3.33m)
uPVC double glazed window to the rear elevation, fitted with a range of wall and base units with a contrasting wooden worktop, inset sink with drainer and mixer tap, gas hob with a modern extractor fan above, double oven, integrated dishwasher. integrated microwave. Additional dining space at the breakfast bar with storage underneath and seating. Space for a 6 seater dining table, access to utility toon an open plan to the lounge area.



Lounge
10'7 x 10'11 (3.23m x 3.33m)
uPVC double glazed patio doors leading out to the rear garden, inset ceiling spot lights, gas central heating radiator and power points. Open plan to the kitchen diner



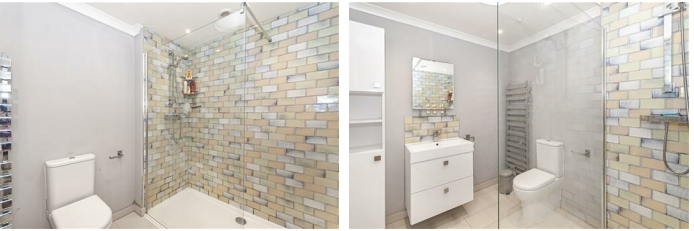
Utility
8'10 x 6 (2.69m x 1.83m)
Fitted with a range of wall and base units with a contrasting worktop space for separate fridge and freezer, plumbing for a washing machine and dryer

First Floor Landing
10'5 x 11'9 (3.18m x 3.58m)
Access to all five bedrooms and family bathroom, loft access and a central ceiling light.

Bedroom One
19'6 x 11 (5.94m x 3.35m)
uPVC double glazed window with rear elevation, ceiling coving, inset ceiling spot lights, gas central heating radiator and power points. Access through to the en-suite



En-Suite
8'6 x 6'4 (2.59m x 1.93m)
Central ceiling lighting, chrome heated towel rail and a three piece suite comprising of a glass screen shower with over head thermostatic shower, WC and a hand sink basin with vanity.



Bedroom Two
10'8 x 11'2 (3.25m x 3.40m)
uPVC double glazed windows with front elevation, central ceiling light, gas central heating radiator and power points.



Bedroom Three
10'5 x 8'11 (3.18m x 2.72m)
uPVC double glazed windows with front elevation, central ceiling light, gas central heating radiator and power points.



Bedroom Four
12'2 x 8'6 (3.71m x 2.59m)
uPVC double glazed windows with front elevation, inset ceiling spot lights, gas central heating radiator and power points.



Bedroom Five
10'9 x 6'7 (3.28m x 2.01m)
uPVC double glazed window with rear elevation, central ceiling light, gas central heating radiator and power points



Family Bathroom
7'8 x 8'7 (2.34m x 2.62m)
uPVC double opaque glazed window with rear elevation, fully tiled, inset ceiling spot lights, chrome heated towel rail and a four piece suite comprising of a panel enclosed bath, a walk in shower with rainfall shower head thermostatic shower with glass screen, WC and a had wash basin.



Garage and Front Driveway
An up and over door to the garage, and additional driveway parking for 2 vehicles. Pathway to the front door, and gated access to the side of the property. The garden is mainly laid to lawn with mature shrubs

Rear Garden
An enclosed private rear garden with a decked patio areas and lawn areas with mature shrubs and shed storage.

