

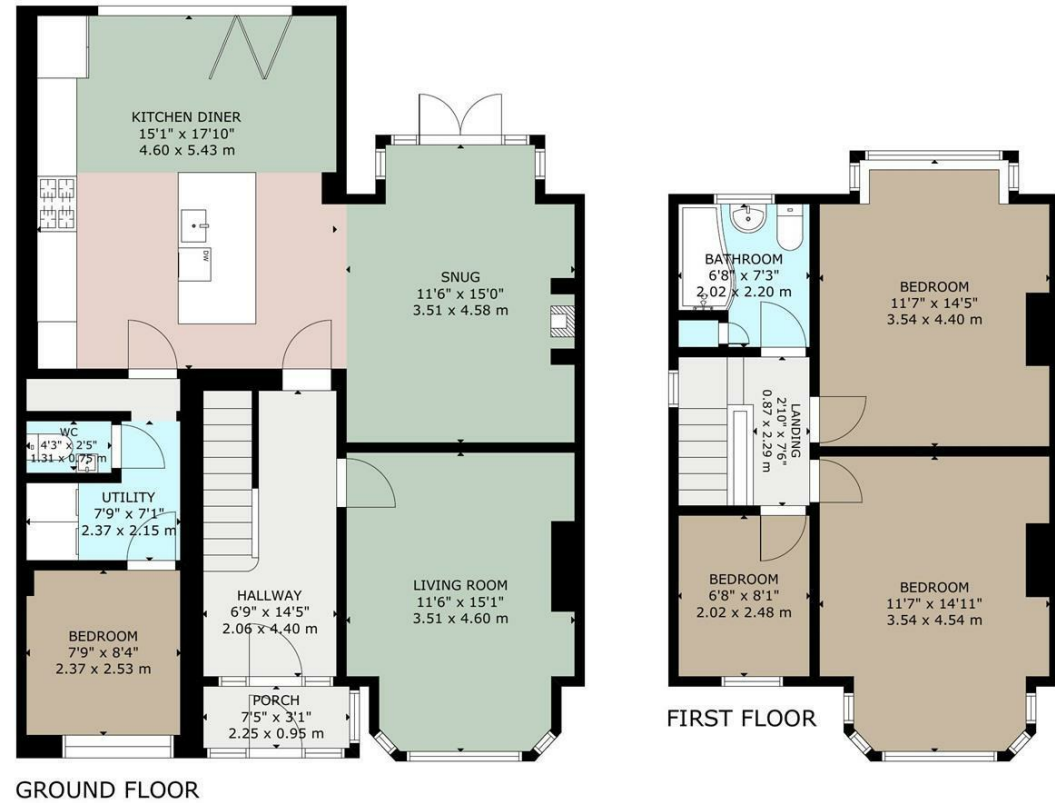


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

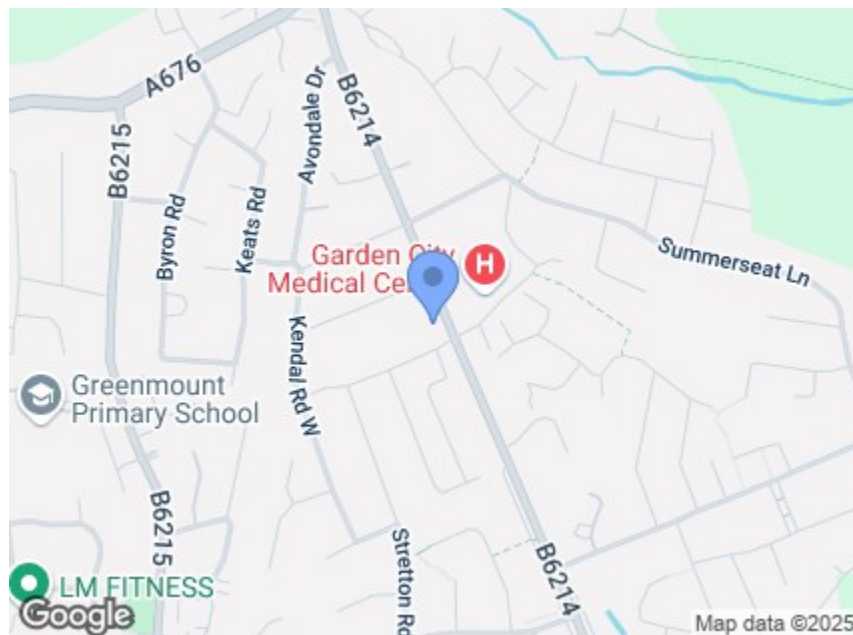
# CHARLES LOUIS

## HOMES LIMITED

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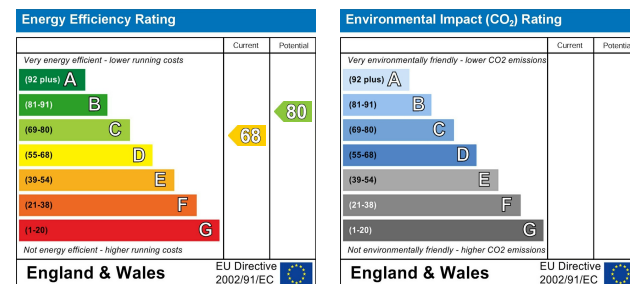


GROSS INTERNAL AREA  
TOTAL: 130 m<sup>2</sup>/1,401 sq ft  
GROUND FLOOR: 84 m<sup>2</sup>/906 sq ft, FIRST FLOOR: 46 m<sup>2</sup>/495 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

Postcode - BL0 9SN What three words -  
///rigid.operated.concluded



## 40A Longsight Road

Ramsbottom, Bury, BL0 9SN

Offers over £450,000



- Beautifully presented and extended four-bedroom semi-detached family home on the sought-after Longsight Road, BL0 9SN
- Spacious ground floor includes entrance porch, hallway, stylish lounge, open-plan kitchen/diner, and second reception room
- Three further good-sized bedrooms and a modern family bathroom located on the first floor
- Excellent transport links and access to nearby countryside, parks, and scenic walking routes in Holcombe Brook
- Sold with no onward chain
- Additional ground floor features include a utility room, downstairs WC, and a well-sized fourth bedroom – ideal for guests or multi-generational living
- Driveway parking, a garden-fronted aspect, and a generous rear garden perfect for families and outdoor entertaining
- Tenure - Leasehold , Council Tax Bury band D , EPC rate D

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[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)



# 40A Longsight Road

## Ramsbottom, Bury, BL0 9SN

\*\*\*SOLD WITH NO CHAIN\*\*WELL PRESENTED PERIOD FOR BEDROOM SEMI DETACHED PROPERTY\*\*DRIVEWAY PARKING & SOTH FACING GARDEN\*\*\*Stunning four-bedroom semi-detached property located on the ever-popular Longsight Road, BL0 9SN, ideally positioned within the catchment area of highly regarded local schools. This beautifully extended family home offers spacious and versatile living accommodation, finished to a high standard throughout and truly reflecting the care and attention of the current owners.

The ground floor briefly comprises an entrance porch leading into a welcoming hallway, a bright and stylish lounge, and an impressive open-plan kitchen/diner that's perfect for family living and entertaining. A second reception room offers additional flexibility, ideal as a playroom or formal sitting room. Also on the ground floor is a separate utility room, a downstairs WC, and a well-proportioned fourth bedroom, making the layout suitable for multi-generational living or guest accommodation.

To the first floor are three further good-sized bedrooms and a modern family bathroom, all presented to an excellent standard. Externally, the property boasts driveway parking to the front, a garden-fronted aspect, and an outstanding rear garden – generous in size and ideal for families, outdoor entertaining, or simply enjoying the outside space.

Situated in the desirable area of Holcombe Brook, the property benefits from excellent transport links and convenient access to both Bury and Ramsbottom town centres, offering a range of shops, restaurants, and amenities. The surrounding area is known for its natural beauty, with scenic countryside walks, parks, and green spaces right on the doorstep, making this a perfect setting for families and professionals alike. This property is a must-see for anyone looking for a high-quality, move-in-ready family home in a sought-after location.

### Entrance Porch

7'5 x 3'1 (2.26m x 0.94m)

### Hallway

6'9 x 14'5 (2.06m x 4.39m)

Wooden front entrance door, original floorboards, power points, access to Living room and Kitchen

### Living Room

11'6 x 15'1 (3.51m x 4.60m)

With a front facing uPVC double glazed bay window, ceiling coving, radiator, TV point, power point and a central ceiling light.



### Snug

11'6 x 15 (3.51m x 4.57m)

With rear facing uPVC double patio doors leading out to the rear garden, feature log burning stove, wood effect laminate flooring, radiator, TV point, power point and a central ceiling light. Open plan to the kitchen diner



### Kitchen Diner

15'1 x 17'10 (4.60m x 5.44m)

Rear facing uPVC bi-fold doors leading out the the rear garden, wood effect laminate flooring, radiator, power points, range of wall and base units with a contrasting quartz work surface and central island with an inset sink with drainer and mixer tap, space for a range style oven with gas hob, built in microwave, space for an American style fridge freezer, integrated dishwasher, inset ceiling spot lights. Additional Velux ceiling windows to maximise the natural light in the room.



### Alternative View



### Utility and WC

7'6 x 7'1, 4'3 x 2'5 (2.29m x 2.16m, 1.30m x 0.74m)

Plumbing for a washing machine, the bathroom contains a WC and a hand wash basin.

### Bedroom Three

7'9 x 8'4 (2.36m x 2.54m)

With a front facing uPVC window, radiator, central ceiling light and power points

### First Floor Landing

2'10 x 7'6 (0.86m x 2.29m)

Access to all three bedrooms and family bathroom, loft access.

### Bedroom One

11'7 x 14'11 (3.53m x 4.55m)

With front uPVC bay windows, radiator, central ceiling light and power points



### Bedroom Two

11'7 x 14'5 (3.53m x 4.39m)

With a rear facing uPVC window, radiator, central ceiling light and power points



### Bedroom Four

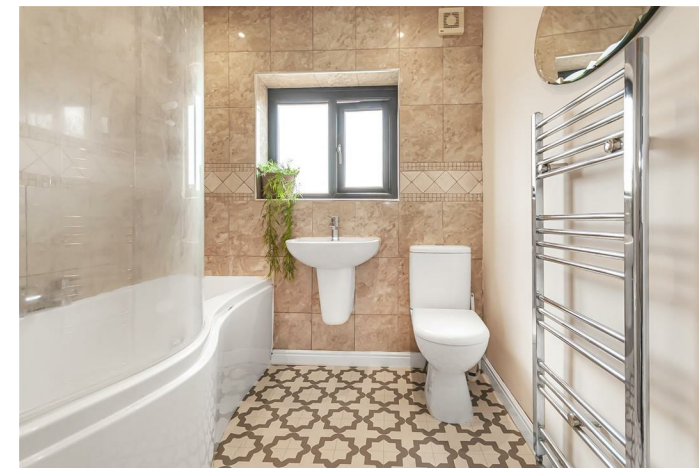
6'8 x 8'1 (2.03m x 2.46m)

With front uPVC bay windows, radiator, central ceiling light and power points

### Bathroom

6'8 x 7'3 (2.03m x 2.21m)

Fully tiled with a rear facing opaque uPVC windows, radiator, three piece bathroom suite consisting of a panel enclosed bath with an overhead thermostatic shower, low flush WC, and a wall hung hand wash basin, chrome headed towel radiator.



### Rear Garden

Large enclosed wrap around garden with patio area and lawn with planted borders and mature trees and bushes.



### Alternative View



### Driveway and Front Garden

Off road parking for two vehicles, lawn area with mature shrubs.