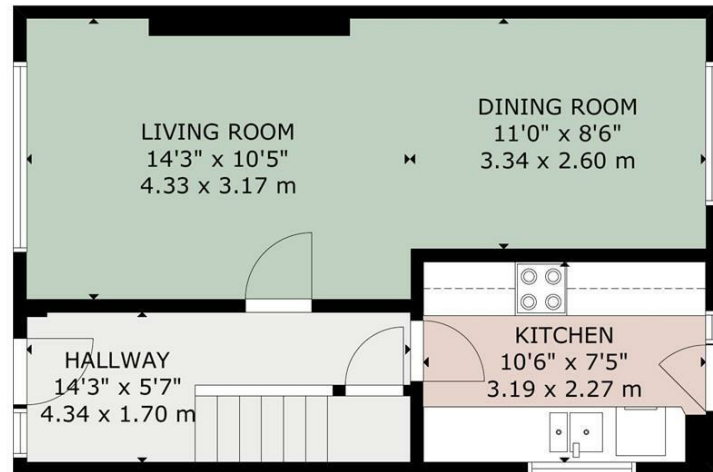




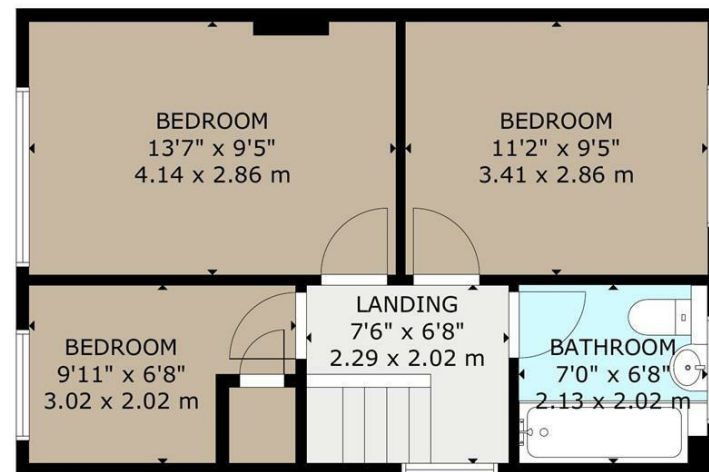
Charles Louis Homes Ltd  
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GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 77 m<sup>2</sup>/829 sq ft  
GROUND FLOOR: 39 m<sup>2</sup>/416 sq ft, FIRST FLOOR: 38 m<sup>2</sup>/413 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

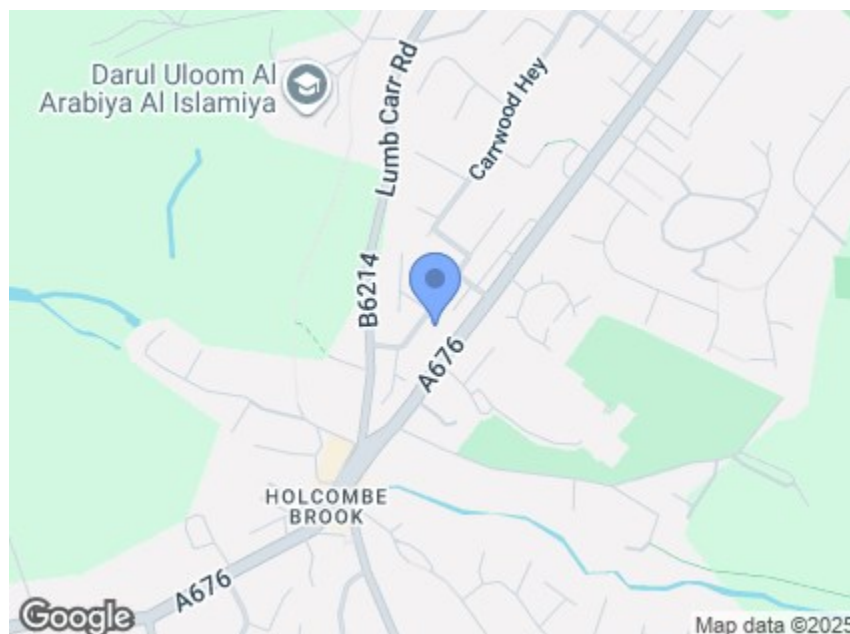


29 Holcombe Lee  
Ramsbottom, Bury, BL0 9QR

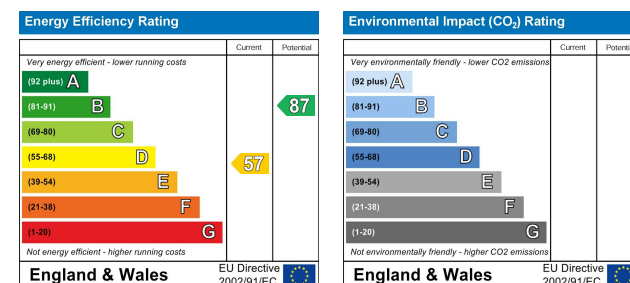
Price guide £280,000



- Well Presented Three bedroom semi detached property
- Sold with no onward chain
- Situated in a quiet and well sought after location
- Excellent transport links & access to nearby Ramsbottom's local amenities
- Views over countryside and peel tower
- Open plan living room & dining area
- Private garden to rear with garage & driveway parking
- A Must See!!! To appreciate size, location & charm of the property



### Directions



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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# 29 Holcombe Lee

## Ramsbottom, Bury, BL0 9QR

**\*\*SOLD WITH NO CHAIN\*\*WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY\*\*GARDENS TO FRONT & REAR WITH DRIVEWAY PARKING & GARAGE\*\*A beautifully presented property featuring three well-proportioned bedrooms, a bright living room and dining area, modern fitted kitchen with access to rear garden. It also includes a convenient garage for secure parking or additional storage, while the large garden provides ample space for outdoor activities and relaxation. To the first floor are three bedrooms and family bathroom. The interior has been thoughtfully arranged to maximize natural light and comfort, combining stylish décor with a practical layout suited to modern living.**

Set against the backdrop of the scenic West Pennine Moors and close to the historic Peel Tower on Holcombe Hill. Nearby, the vibrant town of Ramsbottom offers a variety of independent shops, cafés, and restaurants, while excellent transport connections link the area to Bury and Manchester, providing a convenient balance between rural tranquillity and urban accessibility. This attractive setting makes 29 Holcombe Lee a superb choice for anyone seeking a well-located and charming home.

### Hallway

14'3 x 5'7 (4.34m x 1.70m)  
Leading off to downstairs accommodation, gas central heating radiator, centre ceiling light and storage cupboard

### Living Room

14'3 x 10'5 (4.34m x 3.18m)  
uPVC double glazed window to front elevation, centre ceiling light, gas central heating radiator and opens through to dining area.



### Alternative View



### Dining Room

11'0 x 8'6 (3.35m x 2.59m)  
uPVC double glazed window to rear elevation overlooking garden, centre ceiling light, gas central heating radiator.



### Kitchen

10'6 x 7'5 (3.20m x 2.26m)  
uPVC double glazed window to rear and side elevation, fitted with a range of wall and base units, inset sink with mixer tap and contrasting worktops. four ring hob with extractor above, integrated oven and grill, space for fridge and freezer, space for washing machine, centre ceiling light, vinyl flooring, gas central heating radiator, access to rear and garage.



### First Floor

Leading off to three bedrooms and family bathroom

### Master Bedroom

13'7 x 9'5 (4.14m x 2.87m)  
uPVC double glazed window to front elevation, gas central heating radiator and centre ceiling light



### Alternative View



### Bedroom Two

11'2 x 9'5 (3.40m x 2.87m)  
uPVC double glazed window to rear elevation, gas central heating radiator and centre ceiling light



### Bedroom Three

9'11 x 6'8 (3.02m x 2.03m)  
uPVC double glazed window to front elevation, gas central heating radiator and centre ceiling light



### Family Bathroom

7'0 x 6'8 (2.13m x 2.03m)  
uPVC frosted double glazed window to rear elevation, fitted with a modern three piece suite comprising of low level wc and hand wash basin, panelled bath with glass shower panel, tiled walls and flooring, centre ceiling light and chrome heated towel rail.



### Rear Garden

Large garden to rear set with mainly laid to lawn and shrubs and bushes and access to garage and parking.



### Alternative View



### Front External

Lawned area to left of pathway which leads to front door, driveway parking and access to detached garage