



Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
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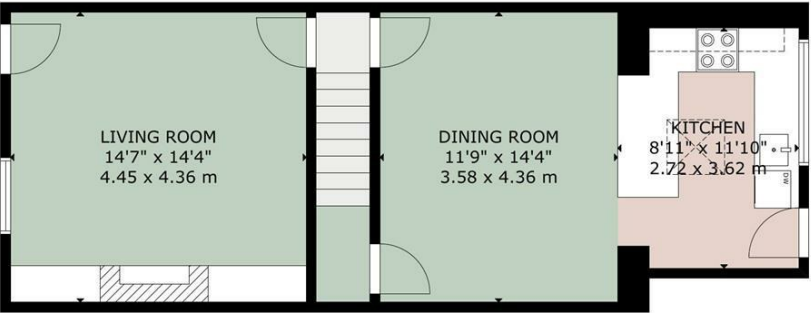
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CHARLES LOUIS

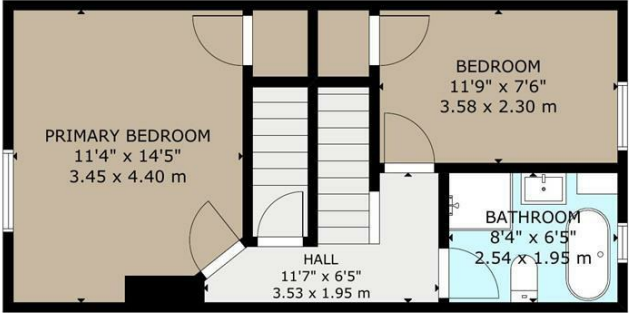
HOMES LIMITED



SECOND FLOOR

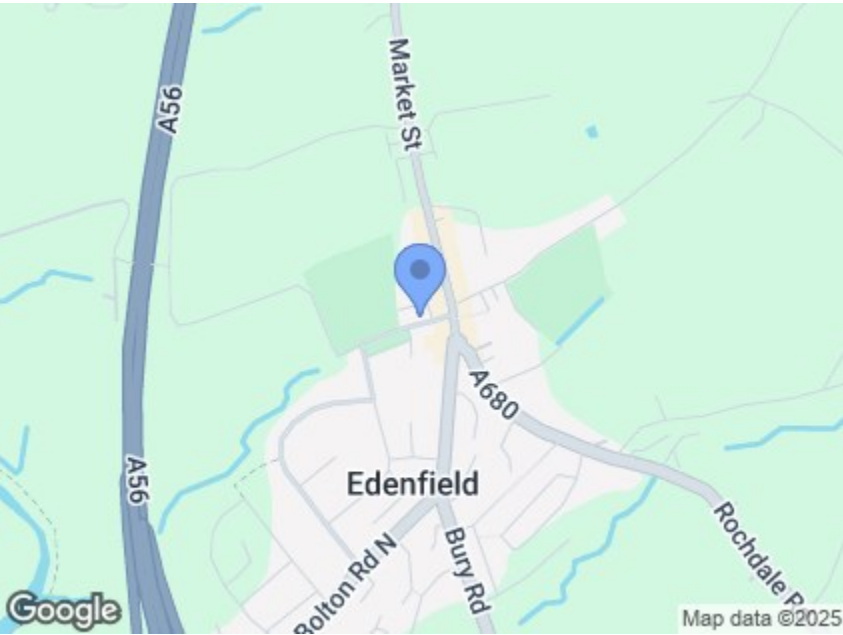


GROUND FLOOR

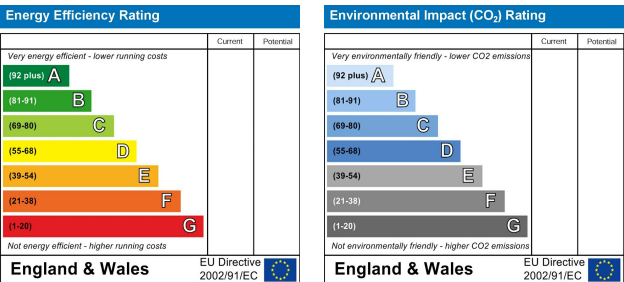


FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 113 m²/1,214 sq ft
GROUND FLOOR: 50 m²/535 sq ft, FIRST FLOOR: 40 m²/427 sq ft, SECOND FLOOR: 23 m²/252 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY



Directions



12 Exchange Street Ramsbottom, Bury, BL0 0LA

Price guide £285,000



- Immaculate Three Bedroom Stone Cottage, Finished To A High Standard Throughout
- Light & Airy Modern Lounge & Open Plan Kitchen/Dining Room
- Low Maintenance Courtyard To Rear, Ideal For Those Summer Evenings
- Close To Local Amenities, Transport Links & Motorway Access
- Located In A Quiet & Well Sought After Area In Edenfield
- Gas Central Heating & Double Glazing Throughout
- Semi Rural Feel & Ideal Location, Surrounded With Countryside Views
- A Must See!!! To Appreciate Size, Finish & Location Of Property

12 Exchange Street

Ramsbottom, Bury, BL0 0LA

****IMMACULATE THREE BEDROOM STONE COTTAGE**FINISHED TO A HIGH STANDARD THROUGHOUT**SITUATED IN A QUIET & WELL SOUGHT AFTER LOCATION****Charles Louis Homes are pleased to bring to the market this three bedroom stone cottage situated in the well sought after area of Edenfield. This property is finished to a high standard throughout and is A Must See!!!

The property in brief comprises of a modern and elegant living room, open plan kitchen/breakfast area and dining room, which is a light and airy and ideal for entertaining family and friends, with access to a low maintenance rear courtyard. The the first floor are two bedrooms, family bathroom and stairs leading to a third bedroom. The property benefits from gas central heating and double glazing throughout, alarmed and also has CCTV.

Situated in the heart of Edenfield, this property benefits from all the charm and convenience this vibrant village has to offer, close to all local amenities, excellent transport links to Manchester and surrounding areas. With scenic countryside walks on the doorstep, including the iconic Peel Tower and Holcombe Hill, this location perfectly balances town living with the beauty of the great outdoors.

Living Room

14'7 x 14'4 (4.45m x 4.37m)

uPVC double glazed window to front elevation and composite door, fitted with a feature wood surround fire place and gas log burner, panelled walls, oak wood flooring, coving, centre ceiling light, gas central heating radiator, access to dining room and open plan kitchen.



Alternative View



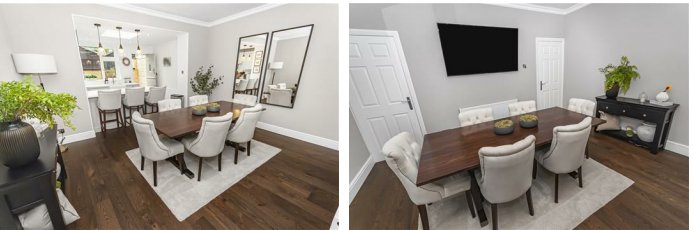
Dining Room

11'9 x 14'4 (3.58m x 4.37m)

Open Plan dining room with panelled walls, coving, inset spots, oak wood flooring, under stairs storage, gas central heating radiator and open plan kitchen



Alternative View



Open Plan Kitchen/Breakfast Area

8'11 x 11'10 (2.72m x 3.61m)

uPVC double glazed window to rear elevation overlooking the rear courtyard, fitted with shaker style modern wall and base units with quartz worktops, belfast sink and mixer tap, integrated oven, four ring induction hob and extractor above, integrated dishwasher, integrated fridge and freezer, integrated washing machine, inset spots, breakfast bar area with feature lighting, gas central heating radiator and composite stable door leading out to rear courtyard.



Alternative View



First Floor

Leading off to two bedrooms, family bathroom and stairs leading to third bedroom

Master Bedroom

11'4 x 14'5 (3.45m x 4.39m)

uPVC double glazed window to front elevation, centre ceiling light, gas central heating radiator and built in wardrobe.



Bedroom Two

11'9 x 7'6 (3.58m x 2.29m)

uPVC double glazed window to rear elevation, centre ceiling light, gas central heating radiator and panelled feature wall.



Family Bathroom

8'4 x 6'5 (2.54m x 1.96m)

uPVC double glazed frosted window to rear elevation with shutters, fitted with a modern four piece suite, comprising of low level wc, hand wash basin with vanity unit below, free standing bath and walk in shower, porcelain tiled flooring, part panelled walls, inset spots, wall lighting and under floor heating



Second Floor

Bedroom Three

18'8 x 14'2 (5.69m x 4.32m)

Stairs leading to third bedroom with velux window, inset spots, original beams, centre ceiling light and gas central heating radiator.



Rear Courtyard

Private and well maintained rear courtyard with wood panel fencing, Indian flag stone flooring and gate access to rear

