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# CHARLES LOUIS

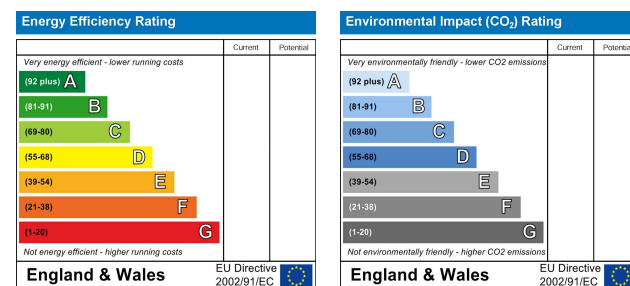
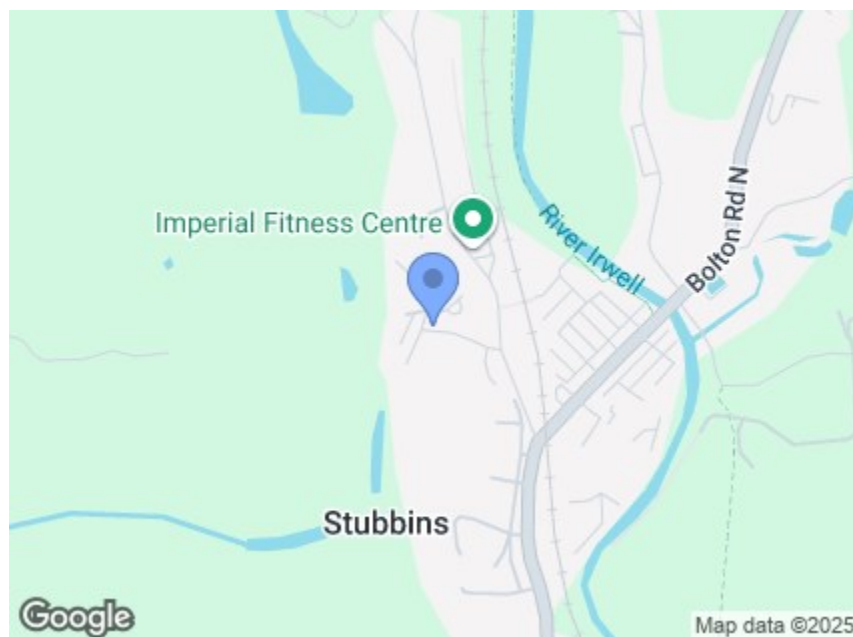
## HOMES LIMITED



GROSS INTERNAL AREA  
TOTAL: 169 m<sup>2</sup>/1,820 sq ft  
GROUND FLOOR: 75 m<sup>2</sup>/811 sq ft, FIRST FLOOR: 61 m<sup>2</sup>/654 sq ft, SECOND FLOOR: 33 m<sup>2</sup>/355 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions



## 56 Stubbins Street

Ramsbottom, Bury, BL0 0NL

### Offers over £400,000



- Beautiful & Well Presented Period Semi Detached Property
- Two Reception Rooms & Kitchen With Integrated Appliances
- Five Well Proportioned Bedrooms, Set Over Three Levels
- Close To Local Amenities, Transport Links & Walking Distance To Ramsbottom
- Original Period Features Throughout, With Countryside Views & Walks
- Set in a Quiet & Well Sought After Location
- Garden To Front & Yard To Rear
- A Must See!!! To Appreciate Size, Charm & Location of Property

# 56 Stubbins Street

## Ramsbottom, Bury, BL0 0NL

**\*\*IMMACULATE PERIOD SEMI DETACHED PROPERTY\*\*FIVE BEDROOMS, SET OVER THREE FLOORS\*\*SET IN A QUIET & WELL SOUGHT AFTER LOCATION\*\***Charles Louis Homes are pleased to bring to the market this well presented and stunning five bedroom period semi-detached house, situated within walking distance to Ramsbottom town centre and with stunning country walks at your door step. This stunning home which has now been delisted, offers so much character and period features throughout. The property has been well kept and has recently had a new Welsh slate roof, new log burner in lounge, gable end repointed and fully insulated loft. The property in brief comprises of spacious entrance hallway leading off to living room, access to the first floor, reception room two, large modern fitted kitchen with integral appliances and access to the rear yard. To the first floor is a four piece family bathroom, two bedrooms and access to second floor. To the second floor you will find three further bedrooms. Externally the property offers an attractive front garden with plants and shrubs, an idyllic setting for those summer evenings in the sun. A Must See!! to appreciate charm, location and size of the property.

### Hallway

22'1 x 6'0 (6.73m x 1.83m)  
Original wooden door to front elevation, leading off to downstairs accommodation, stairs leading to first floor with original wood staircase, understairs storage, storage cupboard, picture rail, centre ceiling light and gas central heating radiator.

### Living Room

21'6 x 12'1 (6.55m x 3.68m)  
Hard wood double glazed window to front and side elevation, fitted with a multi fuel log burner and marble heath surround fire place, original wooden floors, picture rail, gas central heating radiator, coving, centre ceiling light and French doors leading into reception room two



### Alternative View



### Dining Room

17'11 x 15'1 (5.46m x 4.60m)  
Hard wood double glazed window to rear elevation, fitted with a multi fuel log burner, picture rail, gas central heating radiator, coving and centre ceiling light, with access through to galley kitchen and access to rear courtyard



### Alternative View



### Kitchen

19'11 x 7'3 (6.07m x 2.21m)  
Hard wood double glazed window to side elevation, fitted with a wide range of wall and base units, with contrasting worktops, inset one and half sink with mixer tap, splashback tiles, range cooker with extractor fan above, integrated dishwasher, integrated washing machine, centre ceiling light, tiled flooring, access to rear court yard.



### First Floor

Leading off to master bedroom, second bedroom, currently used as an office and stairs leading to family bathroom and second floor. The landing space could also be used as an office area with a double glazed window to front elevation, centre ceiling light and gas central heating radiator.

### Master Bedroom

19'2 x 12'1 (5.84m x 3.68m)  
Double glazed window to front elevation, with original cast iron fire place and seating area with views over woodland, picture rail, original wooden door, centre ceiling light, gas central heating radiator, coving and fitted wardrobes.



### Alternative View



### Bedroom Two/Office

6'10 x 11'10 (2.08m x 3.61m)  
Currently used as an office with two velux windows, fitted with shelving and drawers, storage cupboard, centre ceiling light and gas central heating radiator.

### Family Bathroom

10'7 x 11'10 (3.23m x 3.61m)  
Double glazed window to rear elevation, fitted with a Victorian style four piece suite, comprising of low level wc, hand wash basin, rolled Victorian style bath and walk in double shower, original wooden flooring, part tiled walls, gas central heating radiator and centre ceiling light.



### Second Floor

Leading off to three further bedrooms

### Bedroom Three

9'2 x 12'1 (2.79m x 3.68m)  
Hard wood double glazed window to side elevation with views over woodland, centre ceiling light, gas central heating radiator and have been recently replastered with Lime Plaster



### Bedroom Four

9'5 x 12'1 (2.87m x 3.68m)  
Hard wood double glazed window to front elevation with views over woodland, centre ceiling light, gas central heating radiator and have been recently replastered with Lime Plaster



### Bedroom Five

11'10 x 5'10 (3.61m x 1.78m)  
Hard wood double glazed window to front elevation with views over woodland, centre ceiling light and gas central heating radiator.



### Rear Courtyard

Private Yard to rear with stone wall and gate access to back of property leading onto countryside walks

