



Charles Louis Homes Ltd  
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Bury  
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# CHARLES LOUIS

HOMES LIMITED

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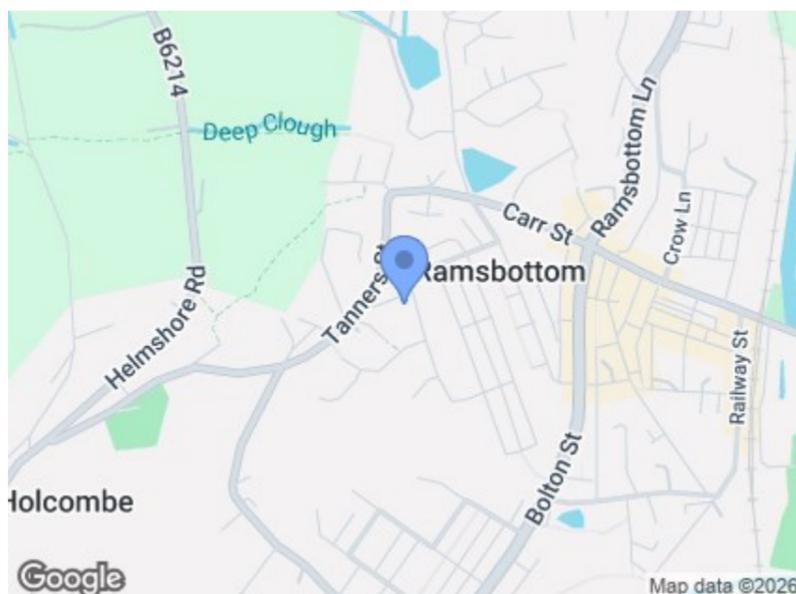


GROSS INTERNAL AREA  
TOTAL: 1,306 sq.ft  
GROUND FLOOR: 605 sq.ft, FIRST FLOOR: 424 sq.ft, SECOND FLOOR: 277 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



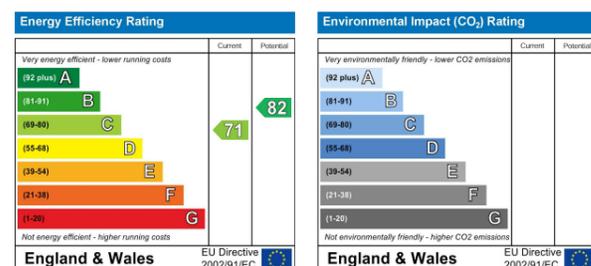
**8 Earl Road**  
Ramsbottom, Bury, BL0 9EF

**Price guide £350,000**



### Directions

Postcode - BL0 9EF What three words -  
///reshaping.anyone.reset



- Spacious four-bedroom family home arranged across three floors
- Modern fitted kitchen with garden access, ideal for entertaining
- Large principal bedroom on the second floor with private en-suite shower room
- Sought-after Ramsbottom location close to schools, transport links, shops, cafés and countryside walks
- Open-plan living and dining areas with a bright and welcoming layout
- Three well-proportioned bedrooms and family bathroom on the first floor
- Enclosed private rear garden & double driveway
- Tenure - Leasehold, Council Tax - Bury band C, EPC rated C

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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# 8 Earl Road

## Ramsbottom, Bury, BL0 9EF

**\*\*WELL PRESENTED FOUR BEDROOMED PROPERTY\*\*LOCATED IN A QUIET AND WELL SOUGHT AFTER AREA\*\*DRIVEWAY PARKING & GARDEN TO REAR\*\*Charles Louis Homes are delighted to present this beautifully appointed four-bedroom family home, offering spacious and versatile accommodation arranged over three floors. Situated in a popular and convenient location, this property combines modern living with thoughtful design, making it an ideal choice for growing families.**

The ground floor features an inviting entrance hallway leading to a generous open-plan layout, with a bright living room flowing seamlessly into the dining area and a well-proportioned kitchen at the rear. The kitchen, with direct access to the garden, provides a perfect space for both family life and entertaining.

On the first floor, there are three bedrooms – two doubles and a single – served by a modern family bathroom. The top floor is dedicated to a spacious principal bedroom, complete with an en-suite shower room, offering a private retreat within the home.

Externally, the property benefits from a private rear garden, with space for outdoor seating and relaxation. The property also provides double driveway parking.

Earl Road is ideally positioned in the heart of Ramsbottom, a highly desirable town known for its blend of community spirit, excellent amenities, and beautiful surroundings. Residents enjoy a wide range of independent shops, restaurants, and cafés, alongside excellent schools and leisure facilities. With the West Pennine Moors on the doorstep, the area offers outstanding opportunities for walking and outdoor pursuits. Commuters benefit from easy access to the motorway network via the M66, as well as strong transport links into Manchester, Bury, and beyond, making this an ideal location for families and professionals alike.

### Entrance Hallway

4'5 x 15'10 (1.35m x 4.83m)

Composite entrance door opening into the hallway, Amtico wood flooring, radiator and stairs ascending to the first floor.

### Living Room

12'8 x 11'6 (3.86m x 3.51m)

With a front facing UPVC double glazed window, Amtico wood flooring, radiator, TV point, power points, centre ceiling light and access to open plan dining room and kitchen.



### Dining Room

13'1 x 14 (3.99m x 4.27m)

Amtico wood flooring, radiator, convenient under stairs storage cupboards, power points, centre ceiling light, and open plan to kitchen.



### Kitchen

18 x 8'9 (5.49m x 2.67m)

With French doors leading out to rear garden, fitted with a range of cream wall and base units with a contrasting walnut effect work tops, inset one and half sink and drainer with a mixer tap, breakfast bar, range style oven with a 7 burner gas hob with extractor fan, integrated dishwasher, space for washing machine and integrated fridge freezer, Amtico flooring and central ceiling spot lights.



### First Floor Landing

5'5 x 9'0 (1.65m x 2.74m)

Leading off to two double bedrooms, family bathroom and loft access.

### Bedroom Two

9'1 x 12'11 (2.77m x 3.94m)

Rear facing uPVC double glazed window, fitted wardrobe, radiator, power points and central ceiling light



### Bedroom Three

10 x 10'5 (3.05m x 3.18m)

Front facing uPVC double glazed window, radiator, power points and a central ceiling light.



### Bedroom Four

8'6 x 8'4 (2.59m x 2.54m)

Rear facing uPVC double glazed window, radiator, power points and a central ceiling light.



### Bathroom

7'8 x 5'5 (2.34m x 1.65m)

Fully tiled walls with tiled floor with wood effect flooring, heated towel rail, fitted with a three piece bathroom suite, comprising of p-shaped panel enclosed bath with overhead thermostatic shower and folding screen, low level WC and hand wash basin with fitted vanity below and inset ceiling spots.



### Second Floor

#### Bedroom One

12'7 x 16'2 (3.84m x 4.93m)

Two uPVC double glazed Velux windows on either side, radiator, power points and inset ceiling spot lights



#### Ensuite

3'11 x 8'3 (1.19m x 2.51m)

Fully tiled walls with tiled floor with wood effect flooring, heated towel rail, fitted with a three piece bathroom suite, comprising of glass enclosed shower cubicle with a thermostatic shower, low level WC and hand wash basin with fitted vanity below.



### Rear Garden

A beautifully private tiered rear garden, laid with artificial lawns and mature shrubs borders.