



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

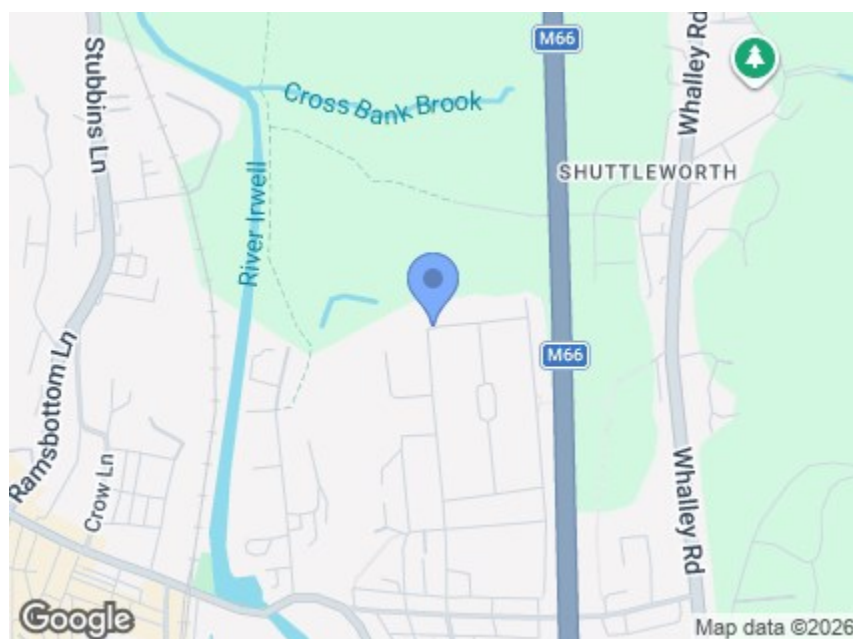
# CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA  
TOTAL: 70 m<sup>2</sup>/764 sq ft  
GROUND FLOOR: 35 m<sup>2</sup>/382 sq ft, FIRST FLOOR: 35 m<sup>2</sup>/382 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

Postcode - BL0 0BQ What three words -  
///monorail.agreed.partyed

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
81	81	A	A
66	66	B	B
		C	C
		D	D
		E	E
		F	F
		G	G

EU Directive 2002/91/EC

## 2 Ashwood Avenue Ramsbottom, Bury, BL0 0BQ

Offers over £254,800



- Well-located family home within a popular residential area
- Spacious lounge offering comfortable and versatile living space
- Kitchen and dining area well suited to modern family living
- Well-proportioned bedrooms arranged over the first floor
- Family bathroom serving the upper accommodation
- Private outdoor space ideal for relaxation or entertaining
- Convenient location with access to local amenities and transport links
- Tenure - , Council Tax Bury band , EPC rated

# 2 Ashwood Avenue

Ramsbottom, Bury, BL0 0BQ

Positioned within a desirable and well-established residential area, 2 Ashwood Avenue is a well-proportioned, fully renovated family home offering flexible and comfortable accommodation arranged over two floors. The property is ideally suited to families, professionals, or buyers seeking adaptable living space in a convenient location.

The ground floor provides a welcoming entrance with access to the main living areas. A spacious lounge offers a comfortable environment for everyday living, while the kitchen and dining space is thoughtfully arranged to support modern family life and entertaining. Additional ground floor accommodation enhances flexibility, with practical features that support busy households.

To the first floor, the property offers well-balanced bedroom accommodation, each room providing good proportions and natural light. A family bathroom serves the upper floor, completing the internal layout.

Externally, the property benefits from private outdoor space, ideal for relaxation and outdoor enjoyment, access to a large outhouse currently used as a gym. While driveway or on-street parking provides everyday practicality.

## Entrance Hall

10 x 5'5 (3.05m x 1.65m)

A welcoming entrance hall providing access to the ground floor accommodation and staircase rising to the first floor. Finished in neutral tones and offering space for coats and shoes.

## Lounge

11'2 x 14'1 (3.40m x 4.29m)

A bright and comfortable living room positioned to the front of the property, featuring a large window allowing plenty of natural light. Well-proportioned and ideal for everyday relaxation, with ample space for sofas and additional furniture.



## Kitchen/ Dining Area

8'8 x 19'11 (2.64m x 6.07m)

A modern and stylish kitchen/diner fitted with a range of contemporary wall and base units, complementary worktops, and integrated appliances including oven, hob, extractor, fridge/freezer, microwave and dishwasher. The dining area provides space for a table and chairs, with French doors opening directly onto the rear garden, creating an excellent space for both family living and entertaining.



## First Floor Landing

3 x 6'8 (0.91m x 2.03m)

A central first floor landing giving access to all bedrooms and the family bathroom.

## Bedroom One

8'10 x 14'1 (2.69m x 4.29m)

A generous double bedroom positioned to the rear of the property, finished in soft neutral décor and offering ample space for a double bed and freestanding bedroom furniture.



## Bedroom Two

11 x 8'6 (3.35m x 2.59m)

A further well-proportioned bedroom, suitable as a double or generous single, ideal for children, guests or home office use.



## Bedroom Three

7'8 x 6'6 (2.34m x 1.98m)

A single bedroom, currently arranged as a nursery, but equally suited as a home office or dressing room.



## Family Bathroom

11'6 x 5'5 (3.51m x 1.65m)

A contemporary family bathroom fitted with a modern white suite comprising a freestanding bath, vanity wash basin, WC, and chrome heated towel rail. Finished with stylish wall and floor tiling and benefiting from natural light.



## Rear Garden

Patio area and access to an outhouse currently used as a gym

