



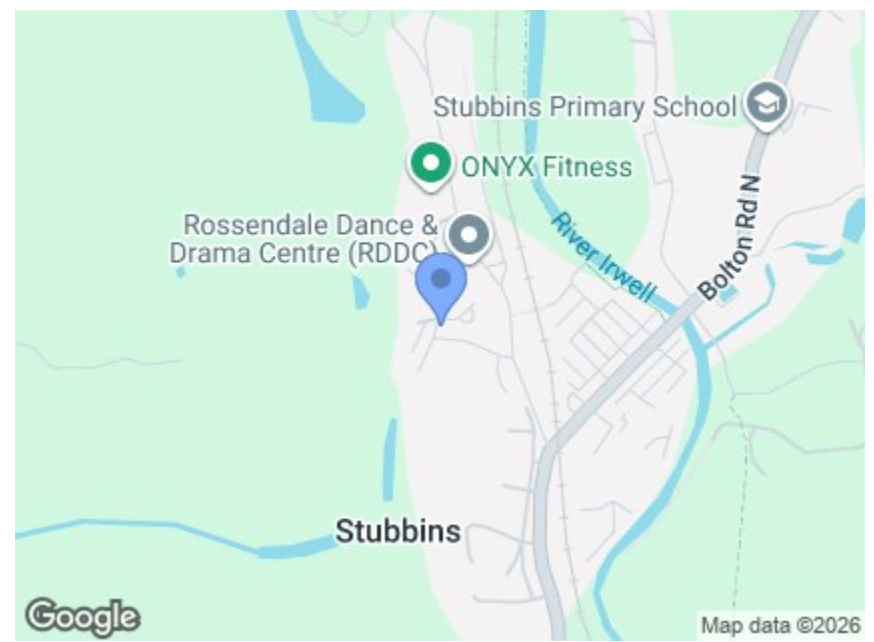
GROUND FLOOR
APPROX. FLOOR
AREA 545 SQ.FT.
(50.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.5 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1443 SQ.FT. (134.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Directions
Postcode - BL0 0NN What three words -
///manage.deranged.call

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(81-91) A</small> <small>(69-80) B</small> <small>(55-68) C</small> <small>(39-54) D</small> <small>(21-38) E</small> <small>(1-20) F</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> EU Directive 2002/91/EC		<small>England & Wales</small> EU Directive 2002/91/EC	

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Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk

CHARLES LOUIS

HOMES LIMITED



4 Stubbins Vale Terrace
Ramsbottom, Bury, BL0 0NN
£350,000



- Spacious three-storey mid-terrace home
- Two stylish bathrooms including modern family bathroom and additional shower room
- Modern fitted kitchen with wooden worktops and integrated appliances
- Elevated rear aspect with open countryside views
- Four well-proportioned bedrooms across two upper floors
- Two generous reception rooms with feature fireplaces and contemporary décor
- Stunning top-floor bedroom with exposed beams and feature stone wall
- Tenure - Freehold, Council Tax - Rossendale band C, EPC rated D

4 Stubbins Vale Terrace

Ramsbottom, Bury, BL0 0NN

This substantial and beautifully presented mid-terrace home offers spacious accommodation arranged over three floors and is available with no onward chain. Blending character features with modern finishes, the property provides flexible living space ideal for families or professionals seeking something a little different.

The ground floor comprises two generous reception rooms, each with its own feature fireplace. The front lounge is warm and inviting, centred around a wood-burning stove, while the dining room to the rear is ideal for entertaining, with French doors allowing plenty of natural light. The modern fitted kitchen is finished with white cabinetry, solid wooden work surfaces and tiled splashbacks, offering excellent storage and preparation space along with integrated cooking appliances.

To the first floor are two well-proportioned bedrooms, one benefitting from a contemporary en suite shower room. The rear bedroom enjoys elevated countryside views, adding a real sense of openness. A stylish family bathroom completes this level, fitted with a panelled bath with shower over, WC and modern wash hand basin.

The second floor is a real highlight, hosting two impressive and characterful bedrooms. Both rooms feature exposed timber beams and striking stonework, creating a unique blend of period charm and modern comfort. The principal top-floor bedroom is particularly spacious, with a vaulted ceiling enhancing the sense of scale and clearly defined areas for sleeping, dressing or home working. The fourth bedroom is equally versatile, ideal as a guest room, teenager's retreat or dedicated office.

Occupying an elevated position with far-reaching views to the rear and conveniently located for local amenities, schools and transport links into Ramsbottom, Bury and Manchester, this deceptively spacious home must be viewed to be fully appreciated.

Entrance Hall

Welcoming entrance with access to the ground floor rooms and staircase rising to the first floor.

Living Room

A cosy yet spacious front-facing reception room featuring a character fireplace with wood-burning stove, bespoke shelving and a striking accent wall. A large window provides excellent natural light, creating a warm and inviting living space.



Dining Room

A generous second reception room ideal for family dining and entertaining, with feature fireplace and French doors opening to the rear. Finished with wooden flooring and contemporary styling, this space flows seamlessly through to the kitchen.



Kitchen

A modern fitted kitchen comprising a range of white wall and base units complemented by solid wooden work surfaces and tiled splashbacks. Integrated oven with gas hob and extractor above, ceramic sink with drainer and mixer tap, and space for additional appliances. Window to the rear and access out to the garden.



First Floor Landing

Bedroom Two

A generous double bedroom to the front elevation, well presented and ideal as a principal or guest bedroom.



En-suite

Modern shower room fitted with a walk-in shower enclosure, low-level WC and pedestal wash hand basin, finished with contemporary tiling.

Bedroom Three

A comfortable double bedroom with fitted wardrobes



Bathroom

A stylish bathroom fitted with a panelled bath with glass screen and shower over, low-level WC and contemporary wash hand basin set on a wooden vanity shelf. Finished with distinctive tiling and modern fittings.



Second Floor

Bedroom One

A spacious double bedroom positioned to the rear, enjoying lovely open views. Finished in neutral tones with ample space for freestanding furniture.



Bedroom Four

An impressive and characterful top-floor bedroom featuring exposed beams and a striking stone feature wall. This spacious room offers excellent versatility and could serve as a principal suite, guest room or additional living space. Velux-style windows and rear glazing enhance the natural light.



Cellar

Accessed from the lower ground floor, the cellar provides a highly practical and versatile space currently utilised for storage and home gym equipment. Featuring exposed stone walls and a solid floor, this generous area offers excellent potential for a variety of uses including workshop space, hobby room or further storage. With power and lighting in place, it is a valuable addition to the accommodation and enhances the overall functionality of the property.

Rear Courtyard

Immediately to the rear of the house is an enclosed courtyard with timber decking, providing an ideal space for outdoor dining and entertaining. Surrounded by whitewashed stone walls, this sheltered area is both private and characterful, with gated access to the rear garden beyond.



Rear Garden

To the rear, the property enjoys a tiered garden backing onto open countryside. A lawned section provides space for outdoor enjoyment, with stone retaining walls and steps leading up to a raised decked seating area - perfectly positioned to take advantage of the far-reaching views. This elevated outlook is a standout feature, offering a wonderful sense of privacy and connection to the landscape.



Front Garden

To the front of the property is a charming, low-maintenance garden with mature planting and a gravelled seating area, creating an attractive and welcoming approach. Bordered by stone walling and established greenery, this space offers a pleasant spot to sit and enjoy the surroundings.