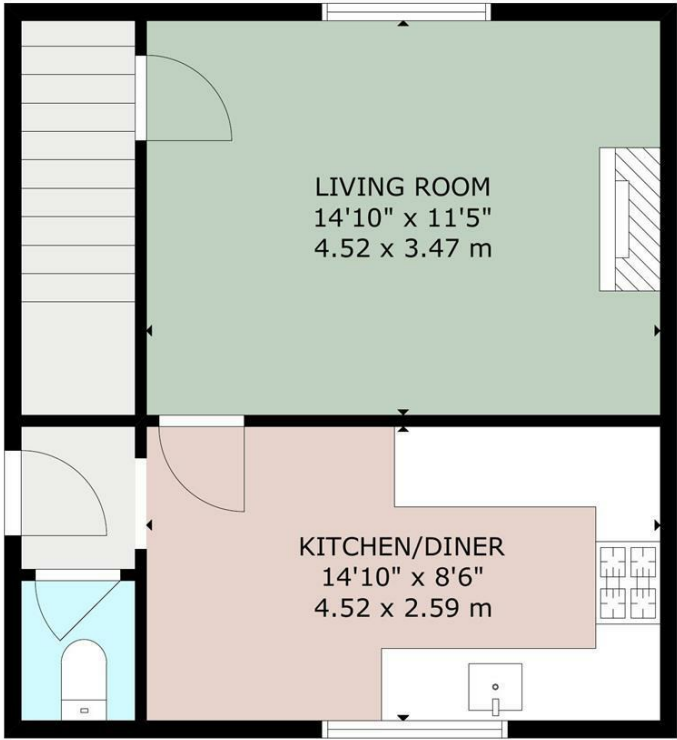
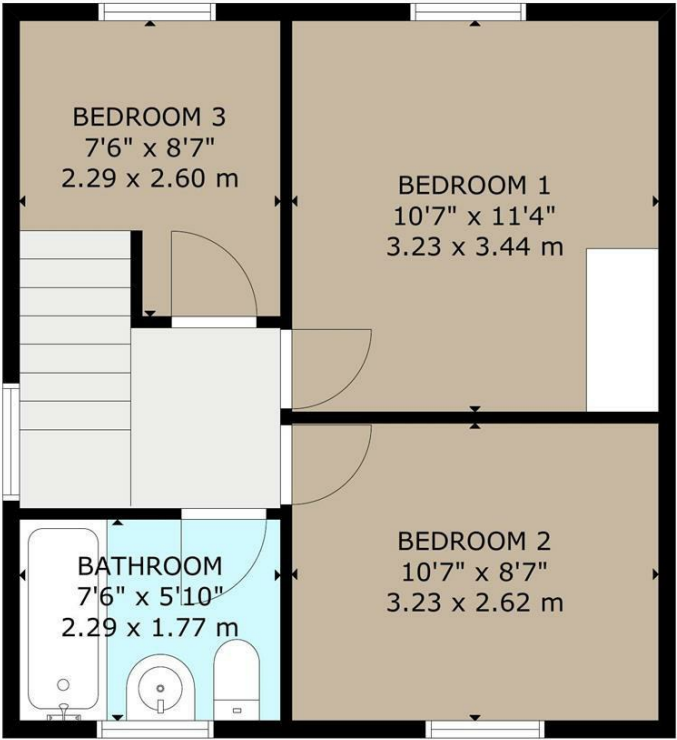


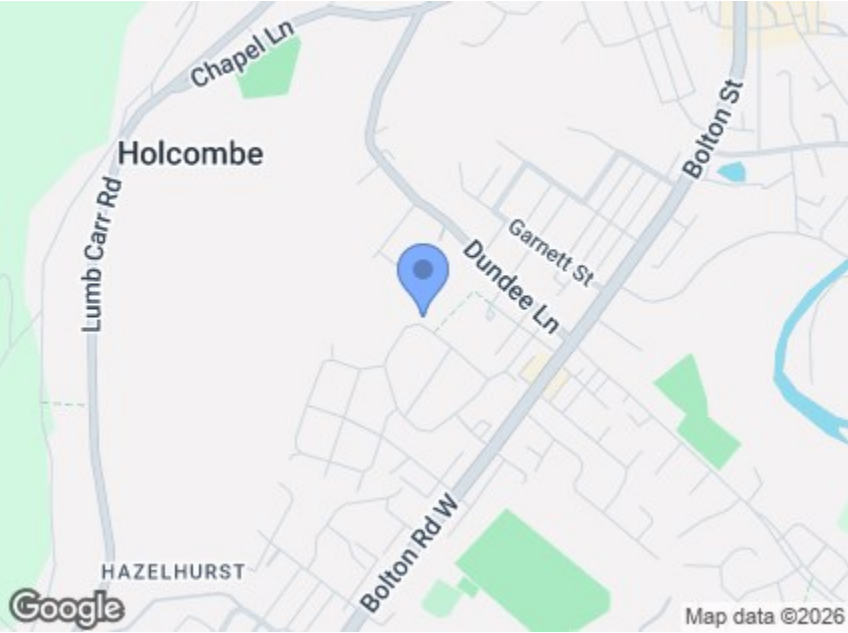


GROUND FLOOR



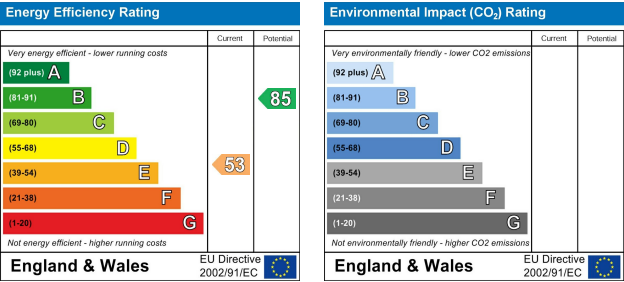
1ST FLOOR

GROSS INTERNAL AREA
TOTAL: 70 m²/746 sq.ft
GROUND FLOOR: 35 m²/373 sq.ft, 1ST FLOOR: 35 m²/373 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - BL0 9NN What3words -
///prouder.surfacing.shielding



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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79 George Road
Ramsbottom, Bury, BL0 9NN

Price guide £245,000



- Well presented three bedroom semi detached home
- Set in a quiet & well sought after location
- Open plan kitchen diner & separate lounge with log burner
- Gas central heating & double glazing throughout
- Gardens to front & rear, with driveway parking
- Walking distance to Ramsbottom Town Centre
- Tenure - Freehold , Council Tax - Bury band A, EPC rated E

79 George Road

Ramsbottom, Bury, BL0 9NN

****WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY**GARDENS TO FRONT & REAR WITH DRIVEWAY PARKING**WALKING DISTANCE TO RAMSBOTTOM TOWN CENTRE****Charles Louis Homes are pleased to bring to the market this three bedroom semi detached property, located in a quiet and well sought after location, within walking distance to Ramsbottom Town Centre. The property in brief comprises of lounge with log burner, open plan kitchen diner with downstairs wc and access to rear garden. To the first floor are three bedrooms and a family bathroom. The property benefits from gas central heating and double glazing throughout. To the rear of the property you have a well proportioned garden and patio area with brick built barbeque. The property also benefits from driveway parking and is located close to local amenities, schools, bars, restaurants and countryside walks and parks.

Hallway

Leading through to downstairs living accommodation and stairs to first floor.

Living Room

14'10 x 11'5 (4.52m x 3.48m)
Double glazed window to front elevation, with feature fire place and log burner, gas central heating radiator, centre ceiling light, wall lights with access through to kitchen.

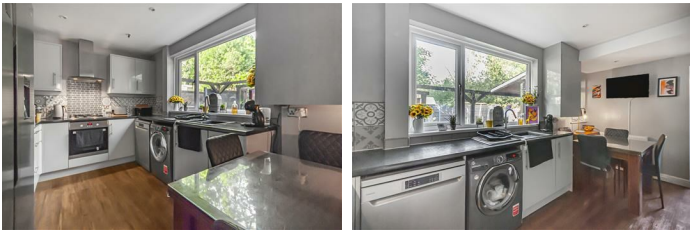


Open Plan Kitchen/Dining Room

14'10 x 8'6 (4.52m x 2.59m)
Double glazed windows to rear overlooking garden, fitted with a range of wall and base unit with complimentary worktops, four ring gas hob and extractor, with integrated oven, space for fridge freezer, plumbing for dishwasher, laminate wood flooring, space for washing machine and access to rear garden.



Alternative View



First Floor

Master Bedroom

10'7 x 11'4 (3.23m x 3.45m)
Double glazed window to front elevation with fitted wardrobes, gas central heating radiator, centre ceiling light



Bedroom Two

10'7 x 8'7 (3.23m x 2.62m)
Double glazed window to rear elevation with gas central heating radiator, centre ceiling light



Bedroom Three

7'6 x 8'7 (2.29m x 2.62m)
Double glazed window to front elevation with gas central heating radiator, centre ceiling light



Family Bathroom

Double glazed frosted window to rear elevation, fitted with a three piece suite comprising of low level WC, hand wash basin, panelled bath with shower above, part tiled walls, heated towel rail and inset spots

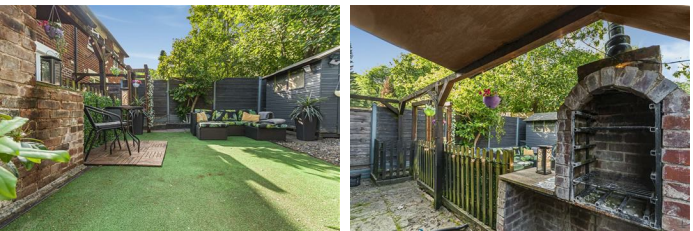


Rear Garden

Private enclosed garden with patio area, Astro turf and built in barbeque area



Alternative View



Front External

Driveway parking with pathway to front of property and lawned area.