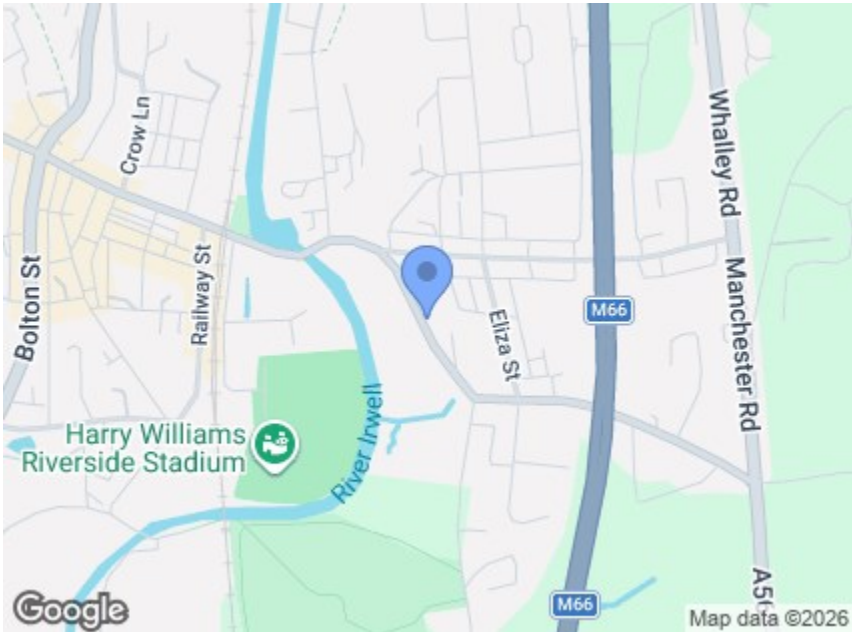
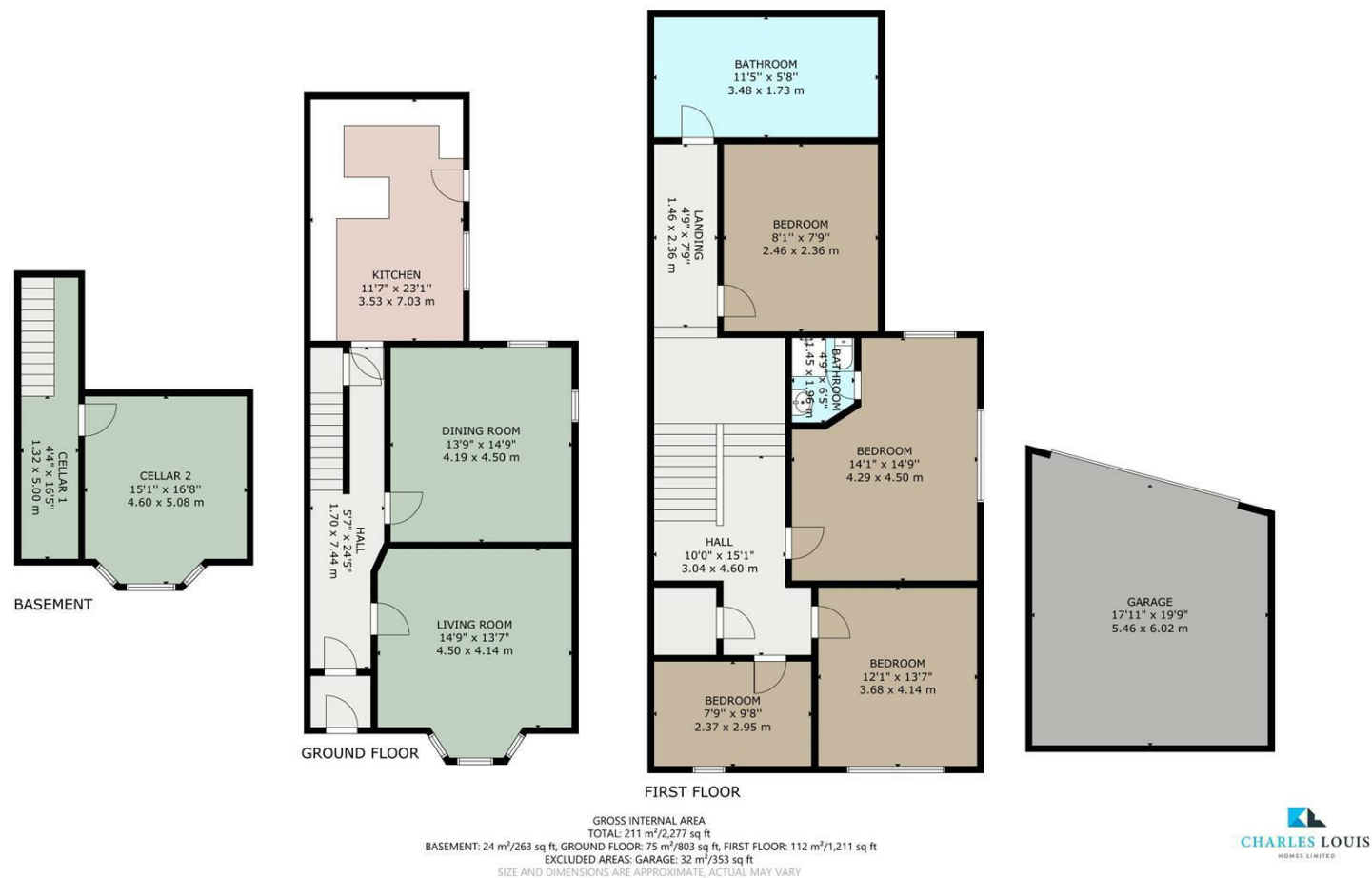




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Tel: 0161 959 0166

www.charleslouishomes.co.uk



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



31 Bury New Road
Ramsbottom, Bury, BL0 0AR
Offers over £500,000



- Sold with no onward chain
 - Stunning open-plan kitchen, dining and family room with bespoke fitted kitchen and breakfast island
 - Beautifully presented family bathroom with modern four-piece suite
 - Elevated position with attractive gardens, stone terraces and easy access to Ramsbottom town centre
- Elegant Victorian four-bedroom end-terrace retaining a wealth of original period features
 - Two spacious reception rooms offering exceptional versatility
 - High ceilings, decorative coving, feature fireplaces and sash-style windows throughout
 - Tenure - Leasehold, Council Tax, Bury band D, EPC awaiting rating

31 Bury New Road

Ramsbottom, Bury, BL0 0AR

Occupying a commanding position on the highly desirable Bury New Road, this elegant Victorian end-terrace effortlessly combines timeless period charm with contemporary family living. Offering substantial accommodation over two floors, this beautifully presented four-bedroom home retains an abundance of original character including high ceilings, decorative coving, feature fireplaces, sash-style windows and an impressive entrance hall, whilst benefiting from stylish modern upgrades throughout. Additionally, it is sold with no onward chain.

The heart of the home is undoubtedly the stunning open-plan kitchen, dining and family room, thoughtfully designed to create a sociable living space complete with bespoke fitted cabinetry, central breakfast island, gas heated heating stove and roof lantern flooding the room with natural light. Complementing this are two further generous reception rooms, offering excellent flexibility for formal entertaining, family living or home working.

To the first floor are four well-proportioned bedrooms, including an impressive principal bedroom with contemporary en-suite shower room, together with a beautifully appointed family bathroom.

Outside, the property enjoys mature gardens to the front and side with stone terracing, creating attractive outdoor seating areas whilst enjoying an elevated position.

Situated within walking distance of Ramsbottom town centre, highly regarded schools, countryside walks and excellent transport links, this exceptional period home offers the perfect blend of character, space and modern convenience.

Entrance Hall

57' x 24'5" (1.70m x 7.44m)
An impressive, welcoming entrance hall showcasing beautiful herringbone wood flooring, decorative archways, high ceilings, ornate coving and a striking original staircase. Providing access to the principal reception rooms and staircase to the first floor.



Living Room

14'9" x 13'7" (4.50m x 4.14m)
A superb principal reception room centred around a contemporary wood-burning stove with stone surround. A large walk-in bay window floods the room with natural light, while the high ceilings and period detailing create an elegant yet cosy living space.



Dining Room

13'9" x 14'9" (4.19m x 4.50m)
A spacious second reception room featuring a beautiful cast iron fireplace, bespoke fitted shelving and cabinetry, making it an ideal family room, formal dining room or home office. Large windows provide plenty of natural light and pleasant garden views.



Open Plan Kitchen

11'7" x 23'1" (3.53m x 7.04m)
A stunning open-plan kitchen designed for modern family living. Fitted with an extensive range of contemporary units, integrated appliances, central breakfast island and generous worktop space. The dining area comfortably accommodates a large family table and benefits from a gas fired heating stove, roof lantern and glazed rear door opening directly onto the garden, creating an ideal entertaining space.



Cellar

15'1" x 16'8" , 4'4" x 16'5" (4.60m x 5.08m , 1.32m x 5.00m)
A generous and versatile cellar offering excellent storage space with potential for a workshop, hobby room or further development (subject to any necessary consents). Accessed via the basement hallway.

First Floor Landing

A spacious landing providing access to all four bedrooms and the family bathroom.

Master Bedroom

14'1" 14'9" (4.29m x 4.50m)
A generous principal bedroom enjoying dual aspect windows, high ceilings and excellent proportions, complete with access to a stylish en-suite shower room.



En-suite

4'9" x 6'5" (1.45m x 1.96m)
Modern suite comprising a corner shower enclosure, wash hand basin and WC with contemporary tiling and stylish décor.



Bedroom Two

12'1" x 13'7" (3.68m x 4.14m)
A spacious double bedroom overlooking the front of the property, featuring large windows and ample space for freestanding furniture.



Bedroom Three

11'5" x 5'8" (3.48m x 1.73m)
Currently utilised as a home office, this versatile room could equally serve as a nursery, dressing room or single bedroom.

Family Bathroom

11'5" x 5'8" (3.48m x 1.73m)

Bedroom Four

8'1" x 7'9" (2.46m x 2.36m)
A comfortable single bedroom ideal as a child's room, study or home office with pleasant outlooks.



Family Bathroom

4'5" x 6'5" (1.35m x 1.96m)
Beautifully appointed with a modern white suite comprising a panelled bath with rainfall shower over, wash hand basin and WC. Finished with contemporary tiling and enjoying plenty of natural light.



Garage

7'11" x 19'9" (2.41m x 6.02m)
A substantial detached alarmed garage offering secure parking, excellent storage or workshop potential.

Garden

The property enjoys attractive gardens providing excellent outdoor entertaining space, with mature planting, seating areas and private surroundings.

