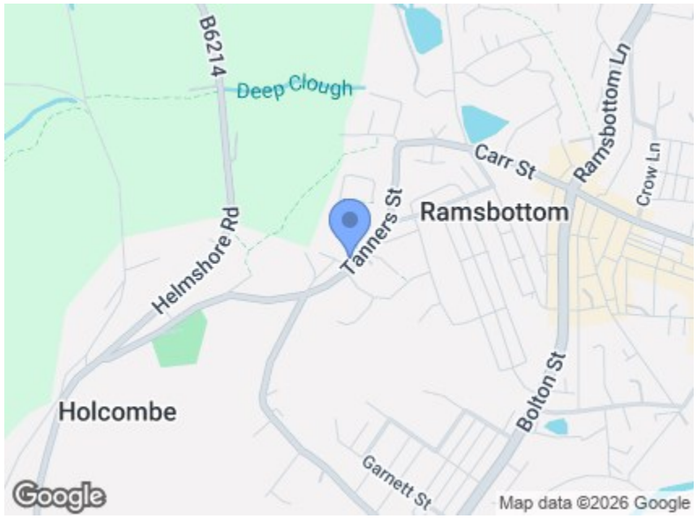
FLOOR 1

FLOOR 2

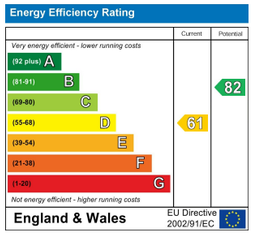
GROSS INTERNAL AREA
TOTAL: 93 m²/1,007 sq ft
FLOOR 1: 55 m²/593 sq ft, FLOOR 2: 38 m²/414 sq ft
EXCLUDED AREA: PORCH: 2 m²/21 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

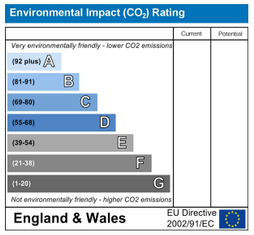
CHARLES LOUIS
HOMES LIMITED



Directions

Postcode - BL0 9ES What3words - ///blindfold.levels.evidently





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.

CHARLES LOUIS
HOMES LIMITED

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

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

66 Tanners Street

Ramsbottom, Bury, BL0 9ES

Price guide £318,000

2 3 2 D

- Charming stone-built end cottage in an elevated position with stunning valley and countryside views
- Spacious open-plan lounge and dining room centred around a feature multi-fuel stove
- Two generous double bedrooms, both benefitting from their own en-suite facilities
- Secure gated off-road parking for two vehicles in a highly sought-after village location
- Beautifully presented throughout, blending character features with modern finishes
- Modern fitted kitchen with separate utility room and useful boot room
- Attractive courtyard garden leading to a substantial private terrace, perfect for entertaining and outdoor dining
- Tenure - Freehold, Council Tax - Bury band B, EPC rated D

66 Tanners Street

Ramsbottom, Bury, BL0 9ES

IMMACUALTE TWO BEDROOM STONE COTTAGEDRIVEWAY PARKING & GARDENS TO FRONT & REAR**LOCATED IN A QUIET & WELL SOUGHT AFTER AREA**This beautifully presented two-bedroom stone cottage combines character, charm and modern living, whilst enjoying far-reaching countryside views across the Rossendale Valley.

The property has been lovingly maintained and enhanced by the current owners, offering stylish accommodation throughout. The ground floor comprises a welcoming lounge with feature fireplace and multi-fuel stove, creating a cosy focal point, together with a spacious dining room that provides an ideal space for entertaining and family gatherings. To the rear, a well-appointed fitted kitchen benefits from a range of cream shaker-style units, solid wood work surfaces and access to the rear courtyard.

To the first floor are two generous double bedrooms, both enjoying pleasant outlooks, with the principal bedroom benefitting from a useful dressing area. A contemporary family bathroom completes the internal accommodation.

A particular highlight of this home is the exceptional outdoor space. To the rear is a charming stone-flagged courtyard, perfect for al fresco dining, which leads to an impressive raised terrace and private driveway. The extensive paved terrace provides a fantastic entertaining space, ideal for relaxing and enjoying the stunning open views, whilst the gated driveway offers valuable off-road parking for two vehicles.

Positioned within easy reach of local amenities, countryside walks, excellent transport links and highly regarded schools, this characterful cottage offers the perfect blend of village living and modern convenience.

Early viewing is highly recommended to fully appreciate the accommodation, outdoor space and spectacular views on offer.

Entrance
4'11 x 4'2 (1.50m x 1.27m)
Centre ceiling light, leading off to downstairs accommodation

Living Room
12'0 x 15'6 (3.66m x 4.72m)
uPVC window to front elevation, feature gas fire place, wood effect laminate flooring, solid oak door, gas central heating radiator, centre ceiling lights.

Dining Area
15'0 x 11'5 (4.57m x 3.48m)
uPVC window to rear elevation, feature log burning stove with wooden mantel, wood effect laminate flooring, solid oak door, gas central heating radiator, centre ceiling lights and access to the kitchen area

Kitchen
7'5 x 10'8 (2.26m x 3.25m)
uPVC window to rear elevation, fitted with a range of wall and base units, wood effect laminate work top, splash back tiling , inset sink, integrated electric oven and hob, space for fridge freezer, space for dishwasher, gas central heating radiator, inset ceiling spot lighting and door leading out to rear with access to the utility room with solid oak door.

Utility Room
7'5 x 5'9 (2.26m x 1.75m)
uPVC window to rear elevation, fitted with a range of wall units, wood effect laminate work top, splash back tiling , space for washing machine and dryer, gas central heating radiator, inset ceiling spot lighting and door leading out to rear with access to the utility room.

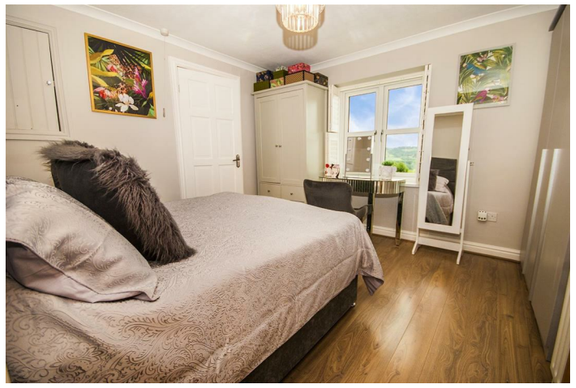
Downstairs WC
2'9 x 3'4 (0.84m x 1.02m)

Boot Room
7'4 x 4'0 (2.24m x 1.22m)
uPVC windows to rear elevation and access to rear garden, Velux window, tiled flooring, centre ceiling lights.

Master Bedroom
13'8 x 11'11 (4.17m x 3.63m)
With a rear facing uPVC double glazed window, radiator, power points, solid oak door with access to en-suite

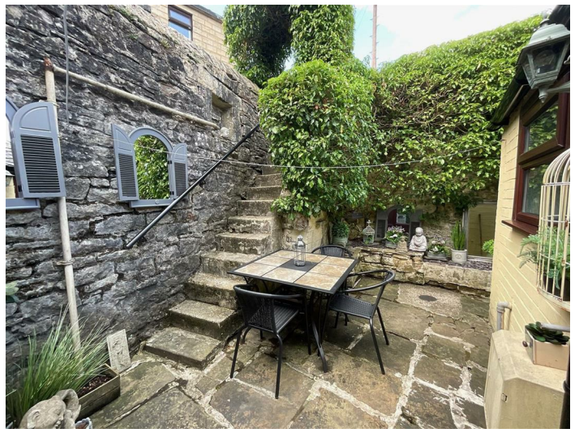
Master En-suite
4'11" x 6'9" (1.50m x 2.08m)
Partially tiled with vinyl flooring, extractor fan, solid oak door, fitted with a three piece bathroom suite comprising of a panel enclosed bath with mains fed shower over and screen, low flush WC and a hand wash basin with pedestal.

Bedroom Two
12'0 x 11'9 (3.66m x 3.58m)
With a front facing uPVC double glazed window, radiator, solid oak door, power points, access to en-suite



Bedroom Two En-suite
2'9 x 8'0 (0.84m x 2.44m)
Ceramic tiled flooring, extractor fan, solid oak door, fitted with a three piece suite comprising of walk in shower, low flush WC and a hand wash basin with vanity base.

Rear Garden
An enclosed rear patio area with private gated driveway parking



Front Garden
Set behind a dwarf stone wall, mainly laid to lawn and shrub borders, pathway leading to the front door.

Council tax - Bury band B
Tenure - Leasehold