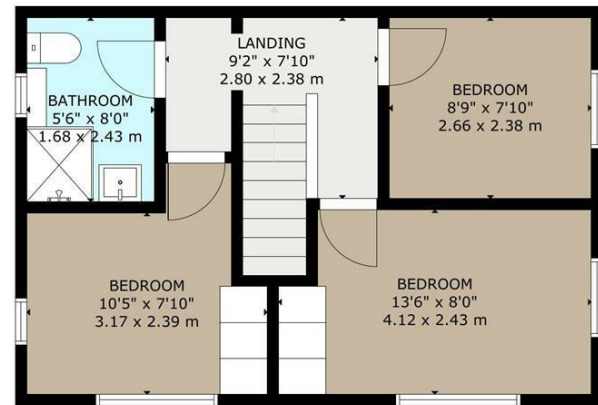
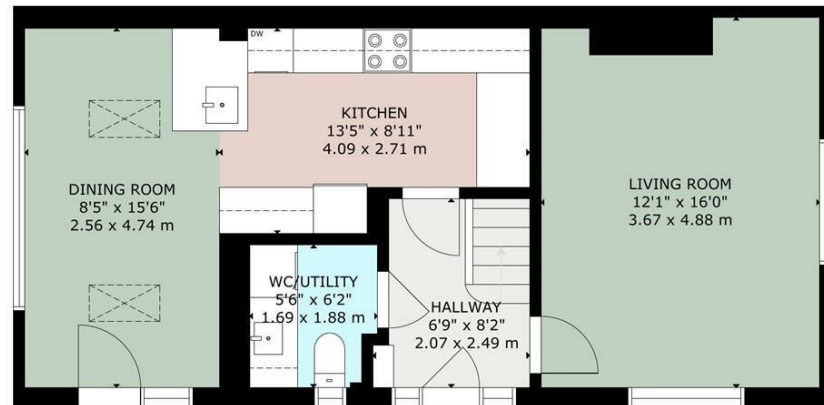




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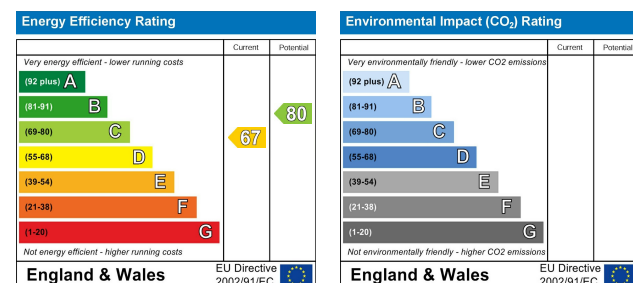


GROSS INTERNAL AREA  
TOTAL: 87 m<sup>2</sup>/932 sq ft  
FLOOR 1: 50 m<sup>2</sup>/534 sq ft, FLOOR 2: 37 m<sup>2</sup>/398 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Directions**

From our central Ramsbottom office head east on Carr St towards Bolton St and continue onto Bridge St. Bridge St turns slightly left and becomes Peel Brow, turn slight left to stay on Peel Brow. Next turn left onto Fir St and then turn right onto Beechwood Ave. Finally turn left onto Lime Grove.



**41 Lime Grove**  
Ramsbottom, Bury, BL0 0BD  
**Price guide £269,500**



- Three bedroom extended semi detached home
- Superb fully fitted modern & luxury family dining kitchen
- Guest cloakroom WC/utility room
- Second reception dining/sitting room within extension
- Driveway providing off-road parking
- Occupying a good sized corner plot
- Great transport links and close to local amenities
- Viewing highly recommended

# 41 Lime Grove

## Ramsbottom, Bury, BL0 0BD

**\*\*\*IMMACULATE THREE BEDROOM SEMI DETACHED\*\*SET ON A CORNER PLOT, IN A QUIET WELL SOUGHT AFTER AREA\*\*DRIVEWAY PARKING & GARDENS\*\*\*Charles Louis Homes is delighted to bring to the market this beautifully presented and ready-to-move-into immaculate three-bedroom semi-detached family home. Situated close to Ramsbottom, with excellent nearby schools and local amenities, this property comprises:**

An entrance hallway with a guest cloakroom WC/utility room. A well-proportioned family lounge. A superb and fully fitted luxury family dining kitchen with an open-plan area within an extension providing further living space for either a dining room or a further sitting room.

To the first floor, there are three well-proportioned bedrooms, all of which are doubles, and a superb luxury fully fitted family bathroom. The property also benefits from full UPVC double glazing and is warmed by gas central heating.

Occupying a good-sized corner plot with gardens on three sides, the property features three substantial timber outbuildings and a driveway, providing off-road parking.

Charles Louis Homes invites you to explore and make this beautiful home yours!

### Entrance Hallway

6'9 x 8'2 (2.06m x 2.49m)

uPVC entrance door opening into the hallway, wood effect laminate flooring, radiator and stairs ascending to the first floor.

### Lounge

12'1 x 16 (3.68m x 4.88m)

With a front and side facing uPVC double glazed windows, central ceiling light, radiator and power points.



### Alternative view



### Kitchen

13'5 x 8'11 (4.09m x 2.72m)

Wood effect laminate flooring, fitted with a range of wall and base units with a contrasting work top and downlights, inset sink with a mixer tap, built in double ovens and induction hob with extractor fan, integrated dishwasher, central ceiling spot lights.



### Alternative view



### Dining Room

8'5 x 15'6 (2.57m x 4.72m)

Open plan from the kitchen, uPVC double glazed windows to the rear aspect overlooking the rear garden and addition access to the side of the property via uPVC door. Two Velux giving additional light to this room, and inset ceiling spot lights.



### Alternative view



### Utility and Guest WC

5'6 x 6'2 (1.68m x 1.88m)

With a side facing opaque uPVC window, wood effect laminate flooring, plumbing for a washing machine and dryer, low level WC and hand wash basin, .



### First Floor Landing

9'2 x 7'10 (2.79m x 2.39m)

### Bedroom One

13'6 x 8 (4.11m x 2.44m)

Front and side facing uPVC double glazed bay windows, built in wardrobes, radiator, power points and a central ceiling light.



### Bedroom Two

10'5 x 7'10 (3.18m x 2.39m)

Front and side facing uPVC double glazed bay windows, built in wardrobes, radiator, power points and a central ceiling light.



### Bedroom Three

8'9 x 7'10 (2.67m x 2.39m)

Rear facing uPVC double glazed window, radiator, power points and central ceiling light.



### Family Bathroom

5'6 x 8 (1.68m x 2.44m)

uPVC double glazed frosted window to side elevation, fitted with a three piece bathroom suite comprising of walk in shower, low level WC and a hand wash basin with vanity unit, fully tiled walls, tiled floor, heated towel rail and inset spots.



### Rear Garden

An enclosed private rear garden with a large patio area and mainly laid to lawn.

### Front Garden

Corner plot with paved area suitable for parking and lawn area.

Tenure - Freehold  
Council Tax - Bury band A