

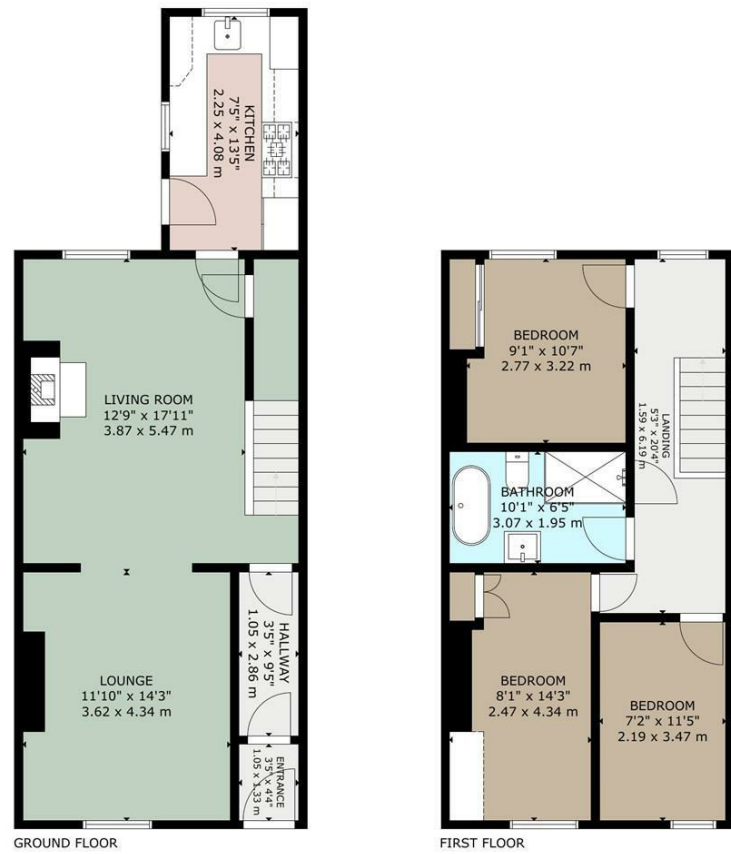


Charles Louis Homes Ltd
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Ramsbottom
Bury
BL0 9HX

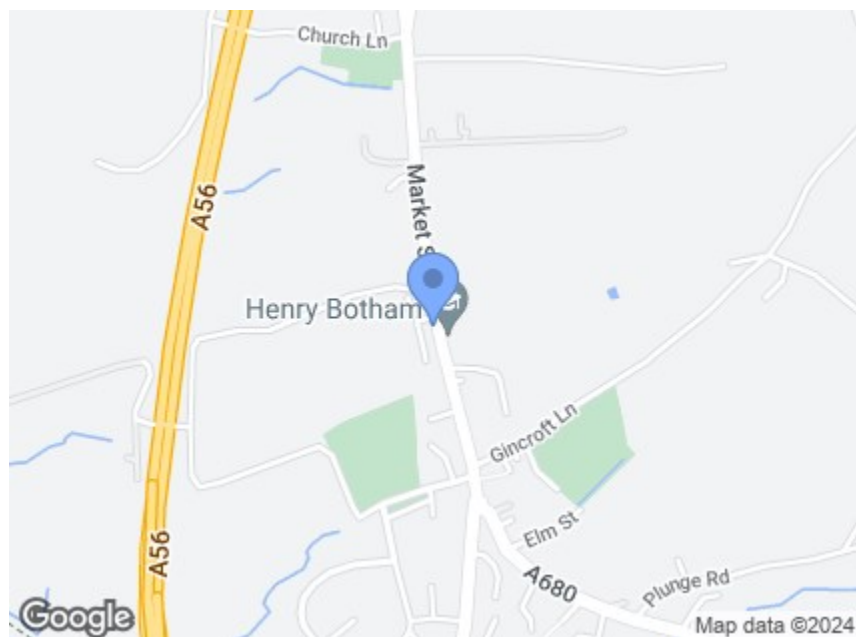
CHARLES LOUIS

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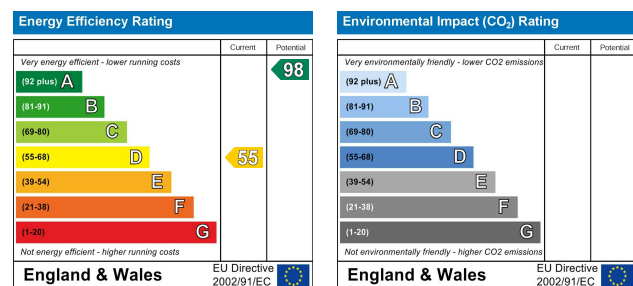


GROSS INTERNAL AREA
TOTAL: 104 m²/1,119 sq.ft
GROUND FLOOR: 57 m²/611 sq.ft, FIRST FLOOR: 47 m²/508 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office Head north-east on Bolton St/A676 towards Carr St and continue to follow A676. Continue straight onto Bolton Rd N/A676 and at the Edenfield Roundabout, take the 2nd exit onto Bolton Rd N. Next turn left onto Bury Rd and at the roundabout, take the 1st exit onto Bury Rd/B6527. Continue to follow B6527. Arrive: Market Street, Edenfield,



73 Market Street
Ramsbottom, Bury, BL0 0JQ

Price guide £260,000



- Three bedroom well presented stone cottage
- Open plan living room and dining room
- Modern fitted kitchen with integrated appliances
- Countryside views, private courtyard & parking to the rear
- Sold with no chain
- Modern fitted four piece bathroom suite
- Well Sought After Location, Close to Ramsbottom Town Centre
- A Must See!!! Viewing is highly recommended to appreciate size & location

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****WELL PRESENTED THREE BEDROOM STONE COTTAGE**SOLD WITH NO CHAIN**SET IN A WELL SOUGHT AFTER & DESIRABLE AREA, WITH COUNTRYSIDE VIEWS**** Situated in the heart of Edenfield close to local amenities including schools, shops and restaurants, with easy access of the motorway links, this beautifully decorated stone cottage must be viewed to be appreciated.

Front entrance door opens into the vestibule and onward into the living room which features an original stone fireplace with wood burning stove, and onwards into the lounge, the kitchen with a range style cooker. To the first floor there are three spacious bedrooms and a family bathroom featuring a roll top bath with claw feet and a separate shower. The property also benefits from having a rear court yard.

Entrance Porch

3'5 x 4'4 (1.04m x 1.32m)

uPVC entrance door opening into the hallway, entrance matting flooring, and a central ceiling light.

Hallway

3'5 x 9'5 (1.04m x 2.87m)

Internal door opening into the hallway, wood effect laminate flooring, coving and a radiator.

Living Room

12'9 x 17'11 (3.89m x 5.46m)

With a rear facing uPVC double glazed window overlooking the rear yard, coving, log burner with stone hearth surround, central ceiling lights, power points and access to the kitchen, lounge and stairs to the first floor.



Alternative View



Lounge

11'10 x 14'3 (3.61m x 4.34m)

With a front facing uPVC double glazed window coving, central ceiling light, radiator and power points with access to the living room.



Kitchen

7'5 x 13'5 (2.26m x 4.09m)

Double glazed window to rear elevation overlooking patio area, fitted with a range of wall and base units with a contrasting work top and downlights, inset sink and drainer with a mixer tap, space for a range style cooker and fridge freezer, inset ceiling spot lights and centre ceiling light tiled flooring, Velux window and rear stable style door leading to patio area.



First Floor Landing

5'3 x 20'4 (1.60m x 6.20m)

uPVC window with rear elevation, glass balustrade, leading off to three bedrooms and a family bathroom

Bedroom One

9'1 x 10'7 (2.77m x 3.23m)

With a UPVC rear facing window, built in wardrobes to the eaves, radiator, power point and central ceiling lights.



Bedroom Two

8'1 x 14'3 (2.46m x 4.34m)

Front facing double glazed window, radiator, power points and central ceiling light



Bedroom Three

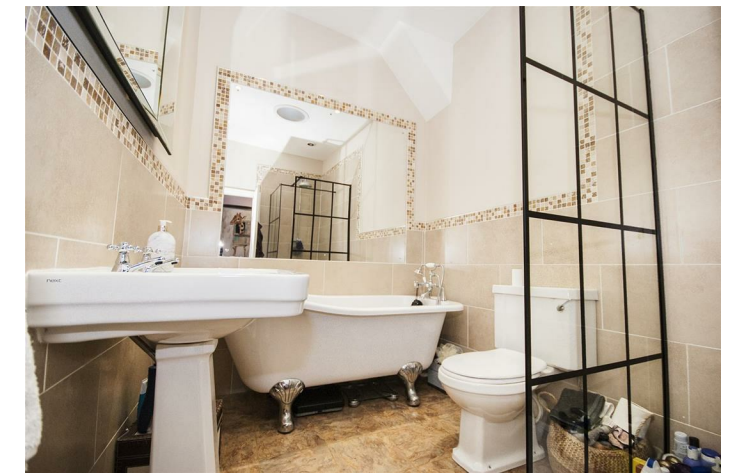
7'2 x 11'5 (2.18m x 3.48m)

Front facing double glazed window, radiator, power points and central ceiling light

Family Bathroom

10'1 x 6'5 (3.07m x 1.96m)

Fully tiled with tiled flooring, fitted with a four piece bathroom suite comprising of a claw foot free standing bath, separate walk in glass shower, low level WC and a hand wash basin with vanity unit, chrome heated towel rail, extractor fan and inset spots.



Rear Garden

Alternative Views



Tenure - Freehold

Council Tax - Rossendale Band B