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CHARLES LOUIS

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LOWER GROUND FLOOR

GROUND FLOOR

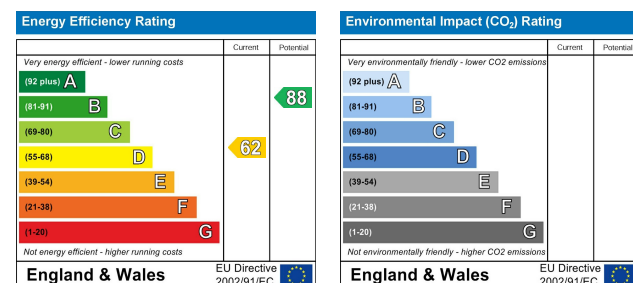
FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 76 m²/814 sq.ft
LOWER GROUND FLOOR: 24 m²/258 sq.ft, GROUND FLOOR: 26 m²/281 sq.ft, FIRST FLOOR: 26 m²/275 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head west on Carr St towards Market Pl. Carr St turns left and becomes Tanners St, continue straight onto Rawsons Rake and then continue onto Chapel Ln Destination will be on the right.



12 Helmshore Road

Holcombe, Bury, BL8 4PA

Price guide £330,000



- Well presented two bedroom, three storey stone cottage
- Retaining many period features throughout
- Country style kitchen and modern fitted bathroom
- Close proximity to local amenities & transport links
- Rural views with countryside walks, parks & holcombe hill
- Situated in a quiet & highly sought after location
- Well maintained courtyard to rear with rural views
- A Must See!!! Viewing recommended to appreciate charm & location

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****CHARMING & WELL PRESENTED THREE STOREY STONE COTTAGE**TWO BEDROOMS**BREATHTAKING COUNTRYSIDE VIEWS**LOCATED IN A QUIET & WELL SOUGHT AFTER AREA****

Nestled in the sought-after village of Holcombe, this captivating three-story stone cottage offers a prime opportunity for those eager to move to the country whilst maintaining easy access to all local amenities.

Benefiting from its excellent location, this charming abode provides easy access to esteemed local schools, as well as convenient links to Bury town centre and Ramsbottom.

The mid-stone cottage exudes charm and character, featuring a fitted kitchen, inviting living room, and an additional dining area on the ground floor. Ascend the stairs to discover two generously sized bedrooms and a modern bathroom.

Outside, a private rear patio beckons with breath-taking views of the Ramsbottom valley, providing an ideal setting for outdoor dining and relaxation. Enjoy the comforts of gas central heating and double glazing throughout.

Explore the potential of this enchanting stone cottage with Charles Louis Homes. Schedule your viewing today and envision the boundless possibilities!

Lower Level

Kitchen Diner

51'1 x 14'2 (15.57m x 4.32m)

With a rear-facing wooden framed window, original beams, spotlighting, tiled flooring, ceramic wall tiles, a range of wall and base units with solid work surfaces, ceramic sink, integrated fridge freezer, plumbing for a dishwasher, space for a range cooker, power points and wooden rear door leading to the rear patio area.



Alternative View



Downstairs WC

4'2 x 3'9 (1.27m x 1.14m)

Shelving storage, tiled flooring, low level WC.

Ground Floor

Entrance Hallway

Wooden front door leading to a entrance hall with a tiled floor. Stairs leading to the first floor bedrooms and a door leading to the living room.

Living Room

16'3 x 15'3 (4.95m x 4.65m)

Duel aspect wooden framed window with stunning views to the rear of the property, original stone fireplace with wood-burning stove, radiator, TV point, telephone point, power points and stairs descending to the lower level kitchen.



Alternative View



First Floor Landing

2'8 x 10'8 (0.81m x 3.25m)

Leading onto bedrooms 1, 2 and bathroom, with power points and loft access.

Bedroom One

12'4 x 8'7 (3.76m x 2.62m)

With a rear-facing wooden framed window with stunning views, original cast iron fireplace, radiator, and power points.



Bedroom Two

12'4 x 6 (3.76m x 1.83m)

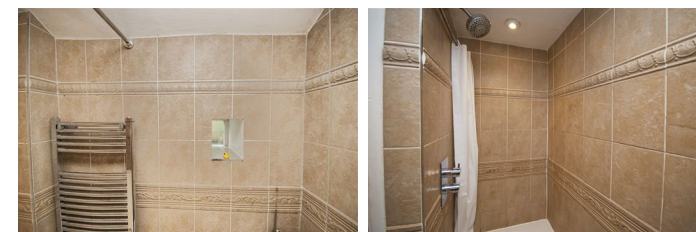
With a front-facing wooden framed window, power points and a central ceiling light.



Bathroom

5'4 x 6'2 (1.63m x 1.88m)

Heated towel rail and three-piece bathroom suite comprising a panel enclosed bath with an overhead thermostatic shower, low flush WC and hand wash basin with a vanity.



Rear Courtyard

Private patio area with stunning valley views, access to road at the rear.



Location & Views

Tenure -
Council tax - Bury band C