



Charles Louis Homes Ltd
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BLO 9HX

CHARLES LOUIS

HOMES LIMITED

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Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
67	81		

Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs

Very environmentally friendly - lower CO₂ emissions
(91-91) A
(69-80) B
(55-68) C
(39-54) D
(21-38) E
(1-20) F
(1-20) G
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

306 Whalley Road
Ramsbottom, Bury, BL0 0EP

£1,200 Per month



- Specious & Light Family Home
- Close To Ramsbottom & Transport Links
- Lounge, Dining Room & Kitchen
- Garden Backing Onto Open Fields
- Elevated Position with Open Views
- UPVC Windows, Gas Central Heating
- Three Good Size Bedrooms, Modern Bathroom
- Parking for Up To Three Vehicles

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.

306 Whalley Road

Ramsbottom, Bury, BL0 0EP

A spacious and light family home situated in an elevated position with outstanding views. This well presented and sizeable end terrace benefits from having UPVC double glazing and gas central heating, with front and rear gardens and parking to the rear for up to three cars. Comprising in brief entrance hall, lounge, dining room, modern kitchen, three good size bedrooms and bathroom fitted with a three piece suite in white, this is an ideal family home. Close to Ramsbottom and well positioned for ease of access to the motorway network, this property is definitely one to view.

Lounge



Dining Room

Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Rear



Access to Rear Parking



Council Tax Band C
EPC Rating D