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HOMES LIMITED

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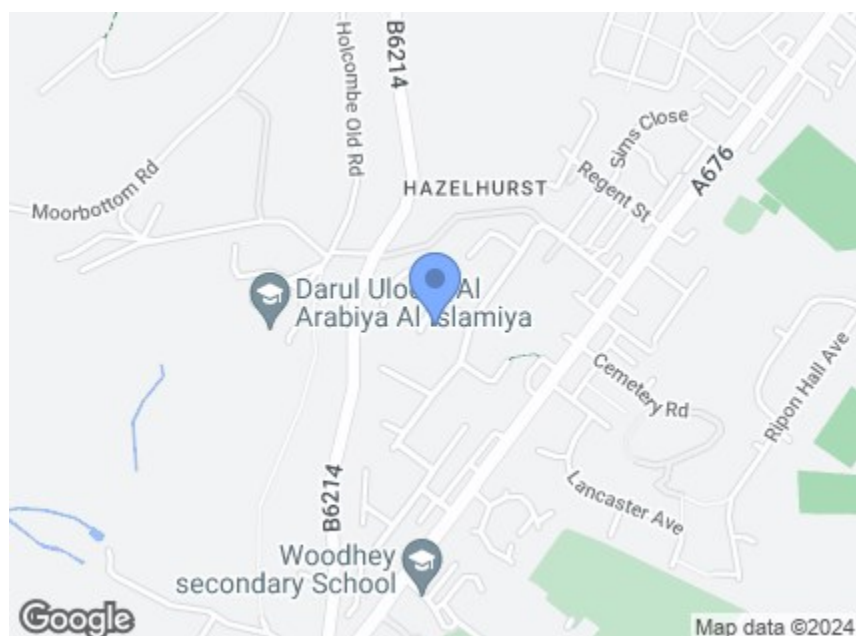


GROSS INTERNAL AREA  
TOTAL: 55 m<sup>2</sup>/590 sq.ft  
GROUND FLOOR: 55 m<sup>2</sup>/590 sq.ft  
EXCLUDED AREAS: GARAGE: 12 m<sup>2</sup>/132 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**10 Stone Close**  
Ramsbottom, Bury, BL0 9QQ

**Price guide £260,000**



**Directions**

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St. Next turn right onto Geoffrey St and then turn left onto Carrwood Hey. Turn right onto Lumb Carr Ave and finally turn left onto Stone Cl.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

- Well presented semi-detached bungalow in Holcombe Brook
- Fully fitted modern kitchen
- Situated in a sought-after cul-de-sac within a desirable area
- Private rear garden and patio area well-proportioned for relaxation.

- Two bedrooms & family bathroom
- Garage with ample driveway parking
- Close to all local amenities, transport links, countryside walks & parks
- Don't Miss Out! Viewing highly recommended to truly appreciate its location and charm.



# 10 Stone Close

Ramsbottom, Bury, BL0 9QQ

**\*\*SITUATED IN A CUL DE SAC, A SPACIOUS & WELL-PRESENTED SEMI-DETACHED TWO-BEDROOM BUNGALOW\*\*SET IN A QUIET & DESIRABLE LOCATION\*\*GARAGE & DRIVEWAY PARKING\*\* Presented by Charles Louis Homes, this delightful two-bedroom semi-detached bungalow is nestled in a peaceful cul-de-sac in Holcombe Brook.**

Offering a serene atmosphere, the property remains conveniently close to various local amenities, including shops, supermarkets, schools, medical facilities, and dining options.

The interior boasts an entrance hallway leading to a bright and airy living room and kitchen. Towards the rear, you'll find a double bedroom with garden views, a second double bedroom or dining room, alongside a family bathroom and a detached garage. Modern comforts include double glazed windows, gas central heating, cavity wall insulation, and ample storage space. Outside, the property features driveway parking and a well-maintained rear garden with a flagged patio.

A viewing is highly recommended to fully appreciate the size and prime location of this property.

## Hallway

3'7 x 10'7 (1.09m x 3.23m)

uPVC entrance door opening into the hallway, central ceiling light and access to the kitchen and living room, with stairs to the bedrooms and bathroom.

## Living Room

15'9 x 10'4 (4.80m x 3.15m)

With a front facing uPVC double glazed window, gas fire with surround, radiator and power points



## Alternative View



## Kitchen

8'8 x 10'1 (2.64m x 3.07m)

uPVC double glazed window to the front elevation, fitted with a range of wall and base units with a contrasting work top, inset 1 1/2 sink and drainer with a mixer tap, built in double oven and gas hob with extractor fan, integrated fridge freezer, vinyl flooring and plumbing for a washing machine.



## Bathroom

5'11 x 6'10 (1.80m x 2.08m)

Fully tiled, three piece bathroom suite comprising of a glass enclosed shower with a thermostatic shower, low flush WC and a hand wash basin with pedestal, heated towel rail.



## Bedroom One

11'11 x 10'4 (3.63m x 3.15m)

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



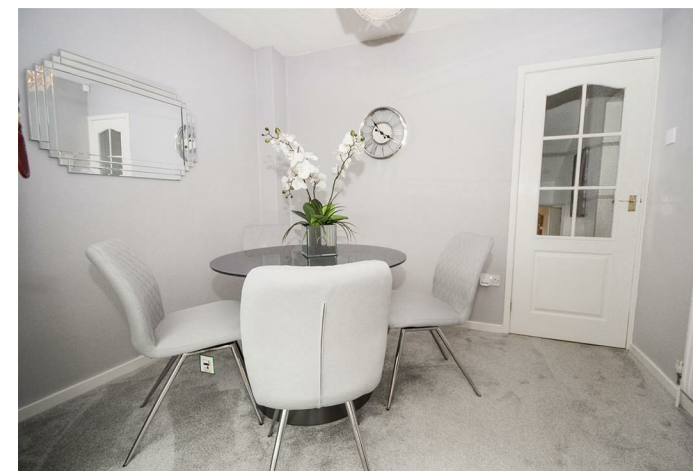
## Alternative View



## Bedroom Two/ Dining Room

8'1 x 10'1 (2.46m x 3.07m)

Rear facing uPVC double glazed sliding door leading to the conservatory, radiator, power points and a central ceiling light.



## Conservatory

Wood effect laminate flooring, double doors lead to the rear garden and garage.



## Garage

Up and over door, power sockets and lighting

## Rear Garden

An enclosed private south facing rear garden with a flagged patio area, borders with mature shrubs and bushes.



Tenure - Leasehold  
Council Tax - Bury Band B