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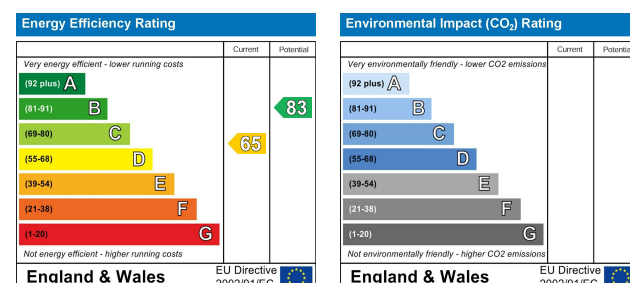


GROSS INTERNAL AREA
TOTAL: 91 m²/992 sq ft
FLOOR 1: 37 m²/402 sq ft, FLOOR 2: 37 m²/402 sq ft
FLOOR 3: 17 m²/188 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Directions

From our central Ramsbottom office head west on Callender St towards Central St and turn left onto Rostron Rd. Turn left onto Tanners St and then right onto Eccles St. Eccles St turns slightly right and becomes Coulthurst St.



7 Coulthurst Street

Ramsbottom, Bury, BL0 9ET

Offers in the region of £290,000



- Immaculate Stone Cottage In an Elevated Position
- Two Bedrooms Plus Loft Bedroom
- Breathtaking Countryside Views Over Ramsbottom
- Open Aspect To Front & Forest To The Rear, With Courtyard
- Open Plan Kitchen/Diner & Separate Living Room
- Located In A Quiet & Well Sought After Area
- With Stunning Features & Stylish Decor Throughout
- A Must See!!! To Appreciate Location, Charm & Finish Of Property

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****STUNNING TWO BEDROOM & LOFT ROOM STONE COTTAGE**PANORAMIC COUNTRYSIDE VIEWS**SITUATED IN A QUIET & WELL SOUGHT AFTER LOCATION**A charming stone cottage situated in an elevated position offering stunning views over Ramsbottom. This beautifully decorated property boasts modern features combined with a stylish decor and is finished to an immaculate standard. It presents an ideal home for those seeking a blend of traditional character and contemporary living.**

The property features two bedrooms with an additional loft room. The spacious living room includes a front-facing uPVC double glazed window, laminate wood effect flooring, and a multi-fuel log burner with tiled surround and stone mantel. The kitchen/diner is equipped with a range of wall and base units, built-in oven, gas hob, and space for appliances, leading to the rear yard through a uPVC door. The entrance porch has a uPVC entrance door and tiled flooring.

Additional features include breath-taking views over Ramsbottom, an open aspect to the front and forest to the rear, an immaculate standard finish, stylish decor, and a spiral staircase to the first floor. It is a must-see to appreciate the position and quality.

Situated in the picturesque town of Ramsbottom, the property enjoys easy access to local amenities, scenic walks, and excellent transport links.

Entrance Porch

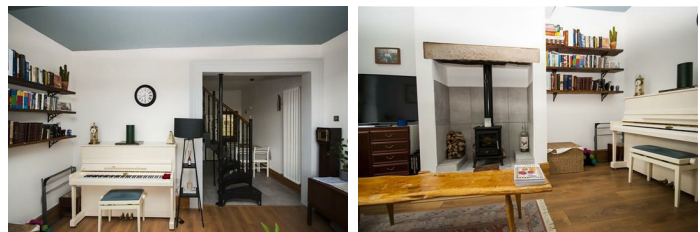
3'8" x 3'7" (1.12m x 1.09m)
uPVC entrance door opening into the hallway with tiled flooring.

Living Room

14'8" x 15'3" (4.47m x 4.65m)
With a front facing uPVC double glazed window, laminate wood effect flooring, multi fuel log burner with tiled surround and stone mantel, central ceiling light, radiator, power points and spiral staircase to the first floor.



Alternative view



Open Plan Kitchen Diner

14'6" x 11'8" (4.42m x 3.56m)
Tiled flooring, fitted with a range of wall and base units with a contrasting work top and downlights, inset sink with mixer tap, built in oven and gas hob with extractor fan, plumbing for a dishwasher, washing machine and tumble dryer, space for a fridge freezer. Rear uPVC door leading to the rear yard.



Alternative view



First Floor Landing

11'7" x 2'9" (3.53m x 0.84m)

Master Bedroom

14'7" x 15'1" (4.45m x 4.60m)
Front facing uPVC double glazed window, fitted wardrobes, feature fireplace, radiator, power points and a central ceiling light



Alternative view



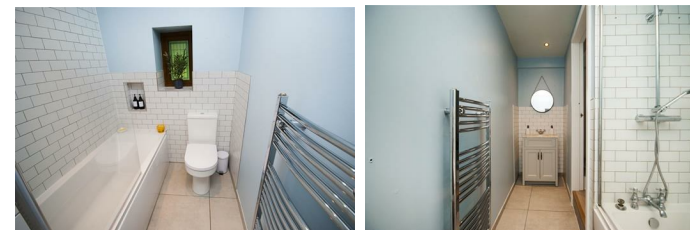
Bedroom Two/Office

9'3" x 5'8" (2.82m x 1.73m)
Rear facing uPVC double glazed window, feature stone wall, radiator, power points and a central ceiling light



Bathroom

5'3" x 11'6" (1.60m x 3.51m)
Partially tiled with tiled flooring, heated towel rail, extractor fan, three piece bathroom suite comprising of a panel enclosed bath with thermostatic shower and screen, low flush W/C and a hand wash basin with a vanity unit.



Loft Room

14'10" x 13'7" (4.52m x 4.14m)
Front facing uPVC double glazed window, fitted eave storage, radiator, power points and a central ceiling light



Alternative View



Rear Yard

An enclosed private yard



Front Elevation

South facing, lawn area with beautiful views over Ramsbottom



Tenure - Freehold
Council Tax - Bury Band A