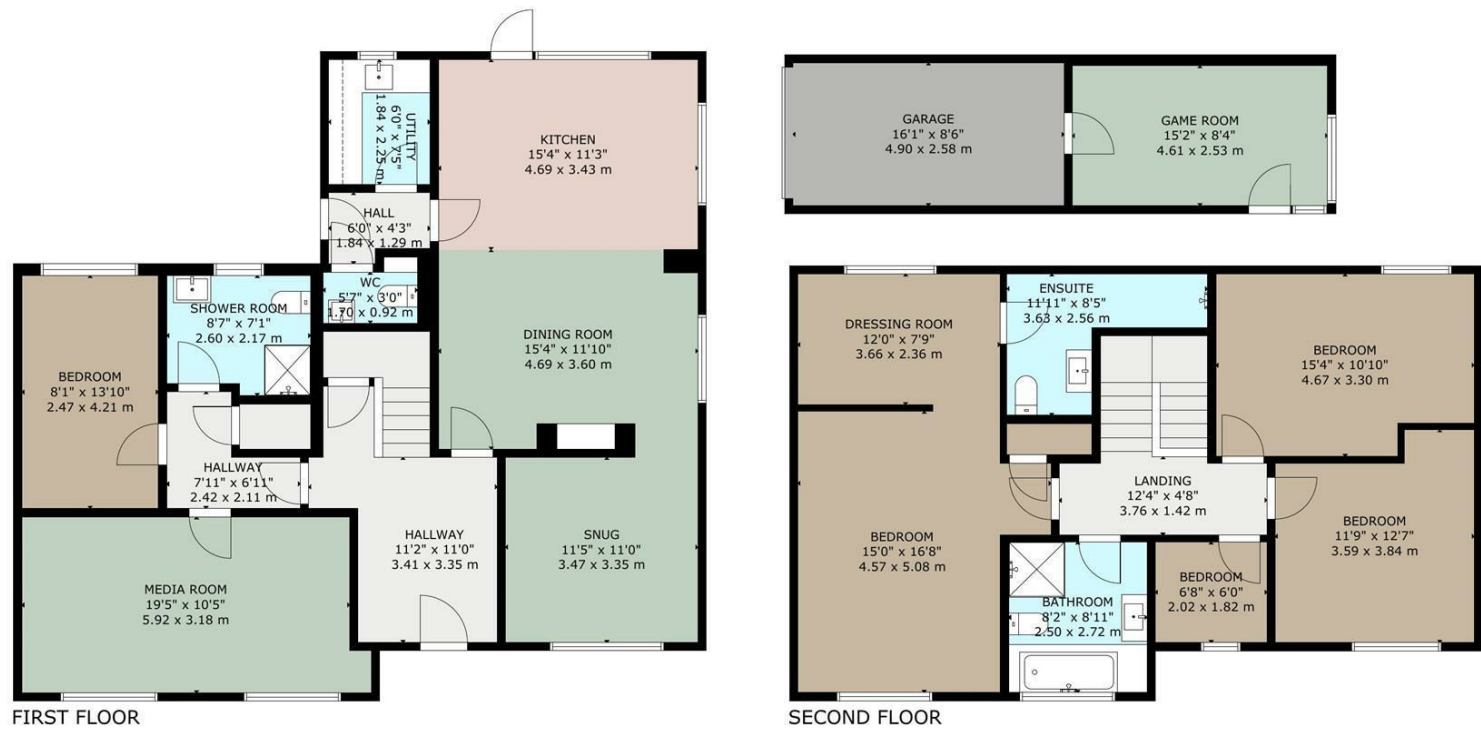




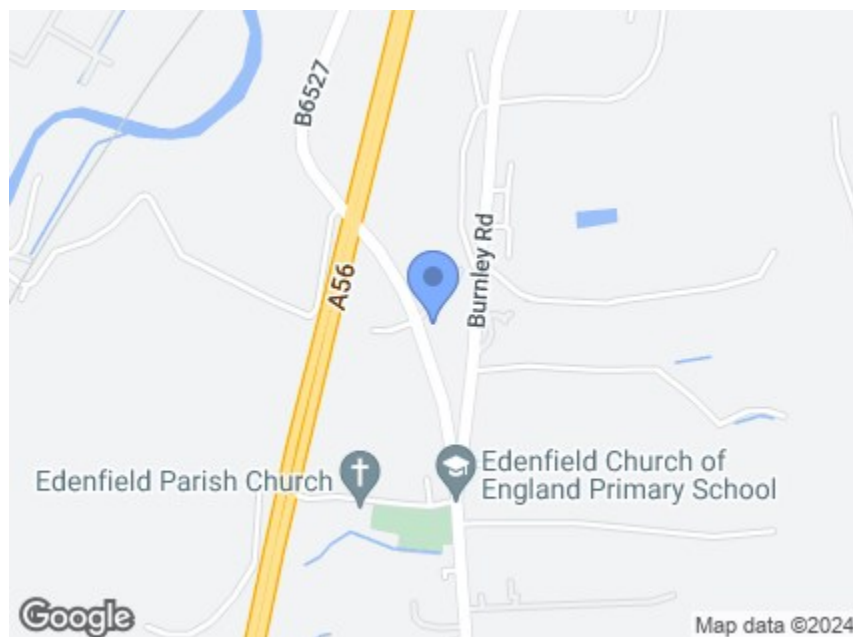
Charles Louis Homes Ltd  
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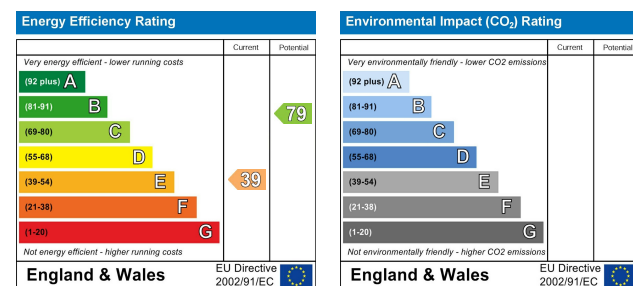


GROSS INTERNAL AREA  
TOTAL: 200 m<sup>2</sup>/2,152 sq.ft.  
FIRST FLOOR: 113 m<sup>2</sup>/1,214 sq.ft. SECOND FLOOR: 87 m<sup>2</sup>/938 sq.ft.  
EXCLUDED AREAS: GARAGE: 24 m<sup>2</sup>/263 sq.ft.  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

From our central Ramsbottom office head north on Central St towards Rothwell St and turn right onto Carr St. Turn left onto Ramsbottom Ln/A676 and continue to follow A676. At Edenfield Roundabout, take the 2nd exit onto Bolton Rd N, turn left onto Bury Rd. At the roundabout, take the 1st exit onto Bury Rd/B6527 and continue to follow B6527. Take a slight left onto Blackburn Rd/B6527, and lastly turn right onto Esk Ave.



13 Esk Avenue  
Ramsbottom, Bury, BL0 0JA  
Price guide £775,000



- Stunning detached property on a desirable corner plot
- Beautifully refurbished with modern and stylish living accommodation
- Five well-proportioned bedrooms offering ample space and flexibility
- Ideal for family living, guest rooms, home offices, or additional living spaces
- Enhanced privacy and exclusivity with no shared walls and greater outdoor space
- Impressive exterior with landscaped gardens, a driveway for multiple vehicles, and a private backyard
- Conveniently located near local amenities, schools, and transport links
- Ready to move into, offering a blend of comfort, style, and convenience

# 13 Esk Avenue

## Ramsbottom, Bury, BL0 0JA

**\*\*\*IMMACULATE REFURBISHED DETACHED PROPERTY\*\*FINISHED TO A HIGH STANDARD THROUGHOUT\*\*SOLD WITH NO CHAIN\*\*SET ON A LARGE CORNER PLOT\*\*\*** Esk Avenue is a stunning detached property located on a desirable corner plot. This beautifully refurbished home offers spacious and modern living accommodation, ideal for families seeking a stylish and comfortable lifestyle. The property has undergone a comprehensive refurbishment, with five well-proportioned bedrooms, there is ample space for family living, providing flexibility for guest rooms, home offices, or additional living spaces.

The exterior of the property is equally impressive, with landscaped gardens, a driveway for multiple vehicles, and a private backyard ideal for outdoor activities and entertaining. The well-maintained garden offers plenty of space for children to play and adults to relax, and the driveway provides off-street parking for several cars. The detached nature and corner plot location enhance the property's curb appeal and provide a sense of space and privacy.

Situated in a sought-after residential area, 13 Esk Avenue is conveniently located close to local amenities, schools, and transport links, making it an ideal home for families and professionals alike. This property is a rare find in today's market—a fully refurbished, five-bedroom detached home on a desirable corner plot. With its modern finishes, ample space, and excellent location, it offers a perfect blend of comfort, style, and convenience. This property is ready to move into and will make a wonderful home for its new owners.

### Hallway

11'2 x 11'0, 7'11 x 6'11 (3.40m x 3.35m, 2.41m x 2.11m )

Composite front door with a central glass panel, Kardean herringbone flooring, power points and radiator.

### Media Room

19'5 x 10'5 (5.92m x 3.18m)

Two front facing uPVC double glazed windows, radiator, power points and inset ceiling spot lights.

\*some of our images have been virtually dressed



### Bedroom Four

8'1 x 13'10 (2.46m x 4.22m )

A rear facing uPVC double glazed window, radiator, power points and a central ceiling light.

### Shower Room

8'7 x 7'1 (2.62m x 2.16m)

Partially tiled with tiled flooring, low level WC, wall hung hand wash basin with vanity and a glass screened enclosed shower with a thermostatic shower.

### Dining Room

15'4 x 11'10 (4.67m x 3.61m)

Kardean herringbone flooring, feature windows to the side elevation, inset ceiling spot lights, power points and radiator.

\*some of our images have been virtually dressed



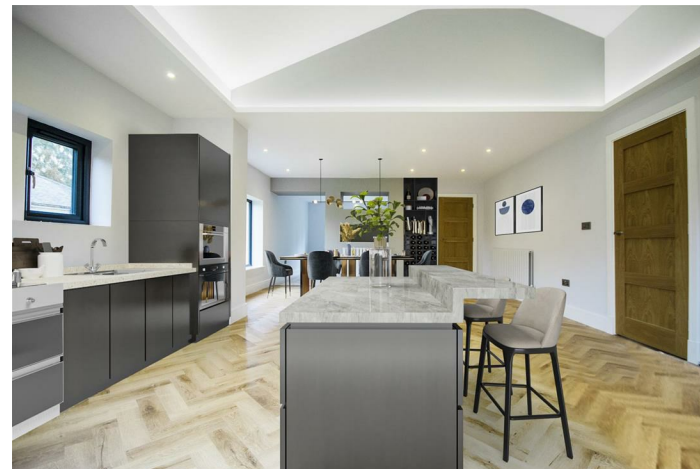
### Kitchen

15'4 x 11'3 (4.67m x 3.43m)

uPVC double glazed bi-fold doors leading to the rear patio, Kardean herringbone flooring, inset ceiling spot lights.

The developer is happy to work alongside the purchaser to finalise the design of the kitchen. It will include quartz tops, handleless kitchen units and NEFF fitted appliances (induction hob and extractor, oven, microwave, dishwasher, and fridge freezer)

\*some of our images have been virtually dressed



### Snug

11'5 x 11'0 (3.48m x 3.35m )

With three front facing uPVC double glazed windows, central ceiling light, radiator and power points

\*some of our images have been virtually dressed



### Utility

6'0 x 7'5 (1.83m x 2.26m)

uPVC window to the rear of the property, Kardean herringbone flooring, fitted with base units with a contrasting work top, plumbing for a washing machine and dryer, plus space for an additional undercounter fridge or freezer.

### WC

5'7 x 3'0 (1.70m x 0.91m )

Tiled flooring, low level WC and hand wash basin with pedestal

### First Floor Landing

12'4 x 4'8 (3.76m x 1.42m)

### Bedroom One

15'0 x 16'8 (4.57m x 5.08m )

Front facing uPVC double glazed window, access to dressing room, radiator, power points, inset ceiling spot lights

\*some of our images have been virtually dressed



### Dressing Room

12'0 x 7'9 (3.66m x 2.36m)

Rear facing uPVC double glazed window, access to master bedroom and en-suite, radiator, power points, inset ceiling spot lights



### EnSuite

11'1 x 8'5 (3.38m x 2.57m)

Fully tiled, heated towel rail, extractor fan, walk in shower cubicle with mains fed thermostatic shower, WC and wall hung and wash basin with vanity.



### Bedroom Two

15'4 x 10'10 (4.67m x 3.30m)

Rear facing uPVC double glazed window, power points and a central ceiling light.

### Bedroom Three

11'9 x 12'7 (3.58m x 3.84m)

Rear facing uPVC double glazed window, power points and a central ceiling light.

### Bedroom Five

6'8 x 6'0 (2.03m x 1.83m)

Rear facing uPVC double glazed window, power points and a central ceiling light.

### Bathroom

8'2 x 8'11 (2.49m x 2.72m)

Three uPVC windows, fully tiled, heated towel rail, extractor fan, four piece bathroom suite comprising of an enclosed bath, a glass enclosed shower with a thermostatic mains fed shower, low flush WC and a wall hung hand wash basin with vanity



### Garage

16'1 x 8'6 (4.90m x 2.59m)

### Game Room

15'2 x 8'4 (4.62m x 2.54m)

### Rear Garden

An enclosed private rear garden with a patio area and lawn

### Front Driveway/ Garden

Driveway for 3 vehicles, stone steps to the front entrance lawn which wraps around the side of the property. Electric car charging feed is wired to the front driveway.

Tenure - Leasehold

Council Tax - Rossendale band E