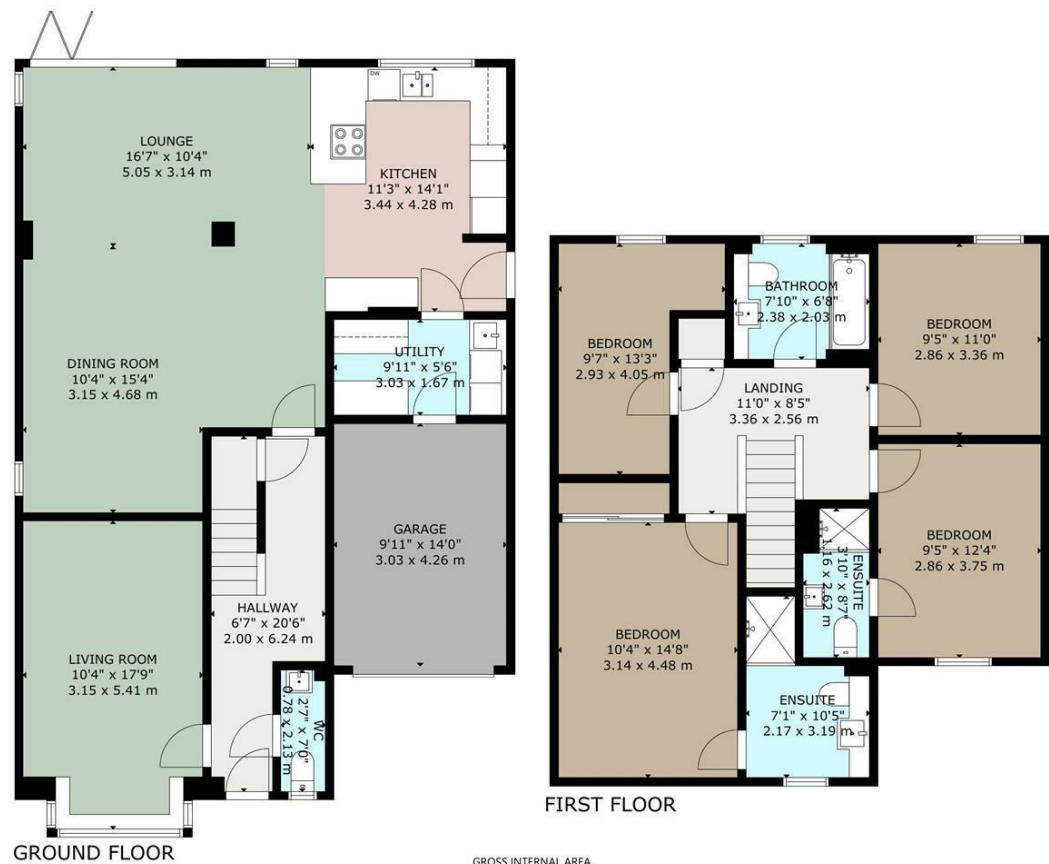




Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

**CHARLES LOUIS**  
HOMES LIMITED

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)



GROSS INTERNAL AREA  
TOTAL: 161 m<sup>2</sup>/1,737 sq.ft  
GROUND FLOOR: 88 m<sup>2</sup>/951 sq.ft, FIRST FLOOR: 73 m<sup>2</sup>/786 sq.ft  
EXCLUDED AREAS: GARAGE: 13 m<sup>2</sup>/139 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

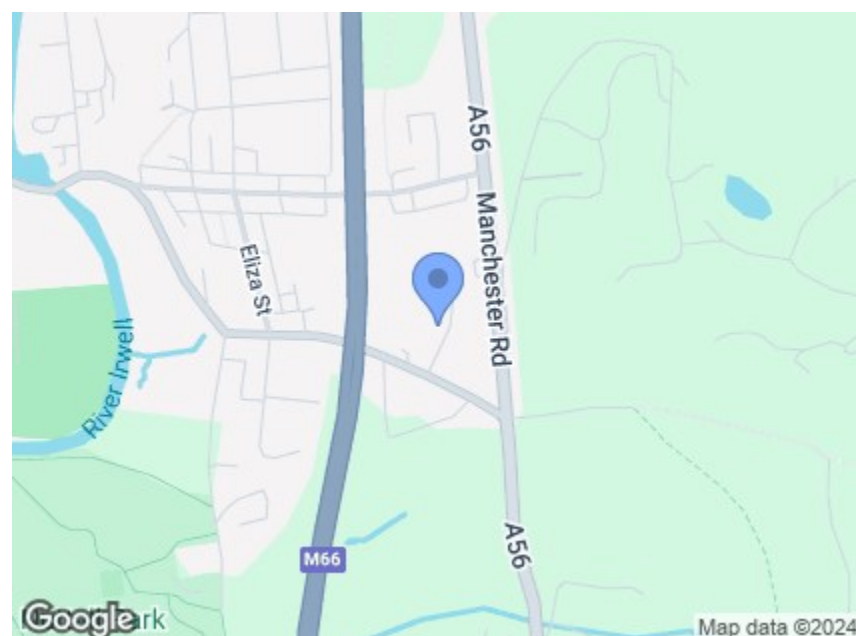


## 3 Fletcher Close Ramsbottom, Bury, BL0 0FU

**Offers over £575,000**



- Immaculate Four Bedroom Extended Detached Property
- Stunning Views Over Holcombe Hill & Immaculate Landscaped Gardens
- Two En-Suites, Family Bathroom & Downstairs WC
- Close To Local Amenities, Transport Links & Motorway Access
- Set In A Quiet & Well Sought After Location, Close To Ramsbottom Centre
- Open Plan Kitchen/Breakfast Area, Dining & Family Room
- Gardens To Front & Rear, Garage & Driveway Parking
- A Must See!!! To Appreciate Size, Finish & Location Of Property



### Directions

From our central Ramsbottom office head east on Carr St towards Bolton St/A676 and continue onto Bridge St. Bridge St turns slightly right and becomes Bury New Road, continue up Bury New Road and take a slight left turn onto Fletcher close and you will find the property on the left hand side.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	92		

Energy Efficiency Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 0161 959 0166

[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)

# 3 Fletcher Close

## Ramsbottom, Bury, BL0 0FU

\*\*\*IMMACULATE FOUR BEDROOM EXTENDED DETACHED\*\*LOCATED IN A QUIET & WELL SOUGHT AFTER AREA\*\*STUNNING VIEWS, GARDENS & DRIVEWAY PARKING\*\*\* Nestled in the sought-after Ramsbottom area, this impeccable family residence offered by Charles Louis Homes boasts elegant, well-presented, and adaptable living spaces, offering living/workspaces, with stunning views over Holcombe Hill.

The entrance hallway leads into downstairs accommodation, which offers a light and airy living room, downstairs wc, an extended open plan modern fitted kitchen, dining and family room, with stunning views over landscaped gardens and stairs ascending to the first floor from the hallway.

The kitchen with integrated appliances, overlooks the stunning landscaped rear garden. It seamlessly connects to a light and airy dining area and family room, while the ground floor also features the convenience of a WC, utility room and garage. Moving upstairs, the first floor unveils the Master bedroom with en-suite, bedroom two with en-suite, a further two spacious bedrooms and a family bathroom.

The rear of the property boasts a stunning landscaped garden with patio area, enclosed for a superior level of privacy and tranquillity. Furthermore, this home benefits from a garage and driveway parking capacity for up to two/three vehicles.

### Hallway

6'7 x 20'6 (2.01m x 6.25m)  
Composite door to front elevation, leading off to downstairs accommodation and stairs to first floor, 2x centre ceiling lights, porcelain flooring, gas central heating radiator, access to downstairs WC.

### Living Room

10'4 x 17'9 (3.15m x 5.41m)  
uPVC double glazed bay fronted window, downlights and gas central heating radiator.



### Open Plan Kitchen/Breakfast Area

11'3 x 14'1 (3.43m x 4.29m)  
uPVC double glazed windows x 2 to rear elevation overlooking stunning landscaped gardens, lantern roof, bi-folding doors opening out to garden, fitted with glossy wall and base contemporary slow closed units in a light grey with downlights, inset sink with mixer tap, quartz worktops with breakfast bar area and seating for two, feature lighting, x4 ring induction SMEG hob and modern extractor above, double SMEG oven, SMEG integrated microwave, integrated dishwasher and fridge freezer, multi compartment pull out waste separator, inset spot lights, tiled porcelain flooring, wall to floor anthracite modern fitted radiator, door to side elevation, access to utility room and garage.



### Open Plan Dining Area & Family Room

27'1 x 25'8 (8.26m x 7.82m)  
Light and airy open plan living area, which has been extended, offering a fantastic space to relax or for entertaining family and friends, with uPVC double glazed windows to side elevation, bi-folding doors overlooking the stunning landscaped garden, lantern roof, porcelain tiled flooring, downlights, anthracite modern fitted radiator, opening up into kitchen/breakfast area.



### Alternative View



### Utility Room

9'11 x 5'6 (3.02m x 1.68m)  
Access to garage, space for washing machine and dryer, inset lights, power points.

### Downstairs WC

27 x 70 (0.79m x 2.13m)  
uPVC double glazed frosted window to front elevation, fitted with a two piece suite, comprising of low level WC, hand wash basin, tiled flooring, lighting, gas central heating radiator and part tiled walls.

### First Floor Landing

11'0 x 8'5 (3.35m x 2.57m)

### Master Bedroom

10'4 x 14'8 (3.15m x 4.47m)  
uPVC double glazed window to front elevation, fitted wardrobes, downlights, gas central heating radiator, access to en-suite.



### En-Suite

7'1 x 10'5 (2.16m x 3.18m)  
uPVC frosted window to front elevation, fitted with a three piece suite comprising of low level WC, inset hand wash basin with wooden panelled cupboards and downlights, walk in shower, large mirror, inset spots, porcelain tiled flooring, part tiled walls, chrome heated towel rail.



### Bedroom Two

9'5 x 12'4 (2.87m x 3.76m)  
uPVC double glazed window to front elevation, downlights, gas central heating radiator, access to en-suite.



### En-Suite

3'10 x 8'7 (1.17m x 2.62m)  
Fitted with a three piece suite comprising of low level WC, hand wash basin, walk in shower, large mirror, inset spots, tiled flooring, part tiled walls, gas central heating radiator.

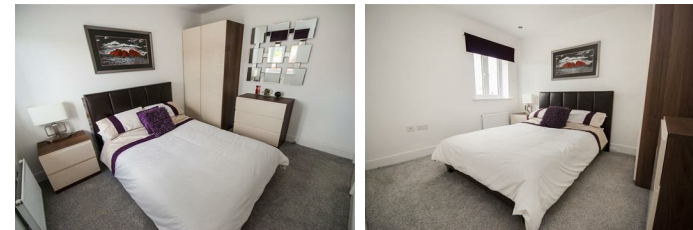
### Family Bathroom

7'10 x 6'8 (2.39m x 2.03m)  
uPVC frosted window to rear elevation, fitted with a four piece suite comprising of low level WC, inset hand wash basin with wooden panelled cupboards, walk in shower, bath with shower above and glass door, large mirror with downlights, inset spots, porcelain tiled flooring, part tiled walls, gas central heating radiator.



### Bedroom Three

9'5 x 11'0 (2.87m x 3.35m)  
uPVC double glazed window to rear elevation with stunning views over Holcombe Hill, downlights, gas central heating radiator



### Bedroom Four

9'7 x 13'3 (2.92m x 4.04m)  
uPVC double glazed window to rear elevation with stunning views over Holcombe Hill, downlights, gas central heating radiator.

### Garage

9'11 x 14'0 (3.02m x 4.27m)  
Currently used for storage and workshop with light and power points.

### Rear Garden

Stunning well proportioned, landscaped, private garden which is finished to a high standard, offering a quiet and calming space to relax. Featuring a tiled patio area with pergola and trailing plants, outside feature lights, artificial grass, leading off to a further seating area with a second pergola, greenhouse, outside water tap and power points, borders with plants and shrubs and gate access to front of property.



Tenure - FREEHOLD  
Council Tax Band - E