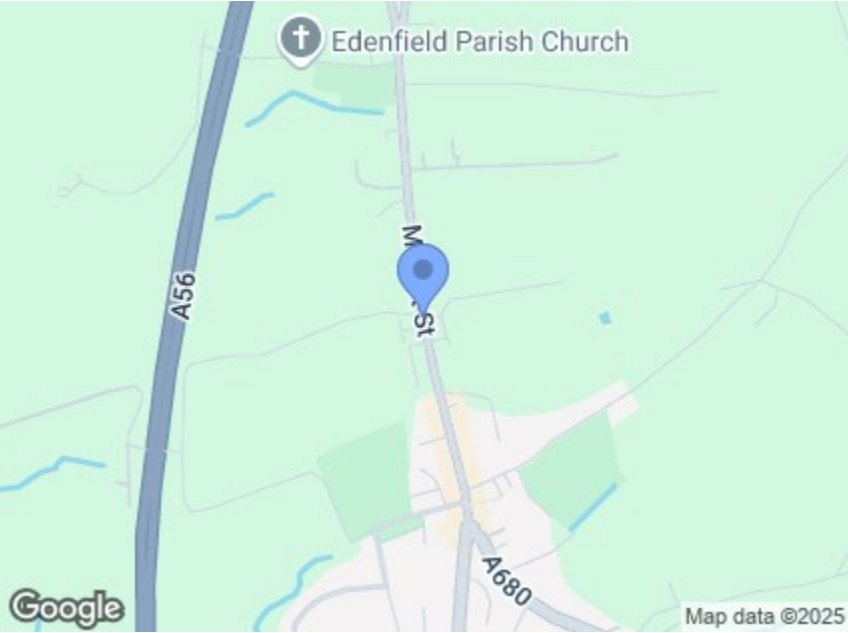
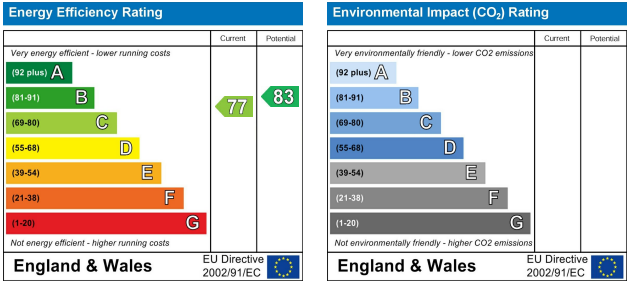




GROSS INTERNAL AREA  
TOTAL: 245 m<sup>2</sup>/2,637 sq ft  
GROUND FLOOR: 123 m<sup>2</sup>/1,326 sq ft, FIRST FLOOR: 122 m<sup>2</sup>/1,311 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Directions**  
Postcode - BL0 0JL What three words -  
///drape.gives.upgrading



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.

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# CHARLES LOUIS

HOMES LIMITED



## Meadow View Market Street Ramsbottom, Bury, BL0 0JL

Offers over £775,000



- Immaculate four-bedroom detached home, finished to a high standard throughout
- Luxurious light & airy living room with countryside views, gym and separate cinema/pool room
- Situated in a well sought after location, close to independent shops, restaurants & amenities.
- Excellent transport links with easy access to Manchester, Bury, and surrounding areas.
- Luxurious master en-suite, with two further en-suites, family bathroom & downstairs WC
- Open plan kitchen/diner with a contemporary finish & separate utility room.
- Surrounded by stunning countryside views, including Holcombe Hill & the West Pennine Moors.
- A Must See!!! To appreciate size, finish & location of property



# Meadow View Market Street

## Ramsbottom, Bury, BL0 0JL

\*\*\*MEADOW VIEW\*\*A MUST SEE!!!!\*\*IMMACULATE FOUR BEDROOM DETACHED PROPERTY, FINISHED TO A HIGH STANDARD THROUGHOUT\*\*STUNNING COUNTRYSIDE VIEWS\*\*Nestled in the heart of Ramsbottom, this beautifully presented four-bedroom detached property comprises of three-en-suites, with two further bathrooms, games/cinema room, gym, stunning light and airy living room and contemporary open plan kitchen diner with stunning countryside views, offering the perfect blend of modern comfort and characterful charm. Designed for contemporary family living, this spacious home boasts an inviting layout with stylish interiors throughout. Upstairs, four double bedrooms provide ample space, including a luxurious master suite with an en-suite bathroom. There are two further additional en-suites and separate family bathroom to ensure convenience for the whole family.

This stunning home benefits from its prime position in the vibrant village of Edenfield, close to Ramsbottom, which is known for its charming independent shops, award-winning restaurants, and excellent local amenities. With stunning countryside on the doorstep, including the West Pennine Moors and Holcombe Hill, the area is perfect for outdoor enthusiasts. Excellent transport links provide easy access to Manchester, Bury, and surrounding areas, making it ideal for commuters while still offering a peaceful retreat from city life. This property is a rare opportunity to own a spacious and stylish home in one of Greater Manchester's most sought-after locations.

### Entrance Hallway

12'9 x 14'2 (3.89m x 4.32m)

Composite door to front with exposed brick opening into a large, light and airy hallway. With Amtico wooden flooring, inset spots, top of the range alarm system, app controlled, top of the range CCTV with night vision and audio, seating area with storage units, feature wood panelled wall, wood and glass staircase, anthracite floor to ceiling modern radiator and access to first floor and downstairs living accommodation.

### Downstairs WC

5'3 x 5'10 (1.60m x 1.78m)

Fitted with a two piece bathroom suite, comprising of Victorian style hand wash basin and low level WC, tiled floor and part tiled walls, inset spots and gold effect heated towel rail.

### Living Room

19'8 x 14'8 (5.99m x 4.47m)

uPVC double glazed windows to front side and rear elevations with stunning countryside views to the rear. Fitted with a stone hearth fireplace and inset wood burner, feature wood panelled wall, anthracite modern fitted radiator, Amtico wooden flooring, coving, centre ceiling light and feature wall lamps.



### Open Plan Kitchen/Diner

14'9 x 19'3 (4.50m x 5.87m)

Fitted with a range of contemporary wall and base units with quartz worktops and splashback, inset sink with cube quooker tap, internal fan assisted Elica, Neff combi integrated microwave, Neff single fan integrated assisted oven, Neff bean to cup integrated coffee machine, space for American fridge freezer, centre island, seating six with feature hanging lights, inset spots, Amtico wooden flooring, anthracite modern fitted radiator, sliding doors to rear with stunning views, overlooking countryside and leading out to garden.



### Alternative View



### Utility Room

5'6 x 5'10 (1.68m x 1.78m)

Fitted with cupboard unit and quartz worktop, space and plumbing for washing machine and dryer, Amtico wooden flooring, inset spots and access through to boiler room which is fitted with new ideal combi boiler and 120L water tank, nest controlled.

### Gym

12'9 x 10'11 (3.89m x 3.33m)

uPVC double glazed frosted window to side elevation, wood panelled feature wall and fitted with home gym, coving, Amtico wooden flooring, centre ceiling light and anthracite modern fitted radiator.

### Cinema/Pool Room

16'8 x 18'7 (5.08m x 5.66m)

uPVC double glazed windows to front and side elevation, media wall with inset real flame fire, wood panelled feature wall with LED lighting, feature tiled wall, fitted with cupboard units and quartz worktop with integrated wine cooler, spot lights with dimmer, Amtico wooden flooring, and anthracite modern fitted radiator.



### First Floor Landing

12'11 x 14'2 (3.94m x 4.32m)

Light and airy landing which is used as office space also, with uPVC double glazed windows, Amtico wooden flooring, contemporary oak and glass staircase, feature lighting, inset spots and access to upstairs accommodation.

### Master Bedroom

19'8 x 14'8 (5.99m x 4.47m)

uPVC double glazed windows to front and rear with stunning countryside views, fitted wardrobes, drawers and dressing table, media wall with inset fire, gas central heating radiators, centre ceiling light and side bed lights, access through to master en-suite.



### En-suite

7'1 x 11 (2.16m x 3.35m)

uPVC double glazed frosted window to rear elevation, fitted with a contemporary four piece suite comprising of low level wc, hand wash basin, double walk in shower and free standing modern rolled bath, part tiled walls and tiled flooring, gold effect heated towel rail, feature hanging light and inset spots.



### Bedroom Two

17'5 x 12'10 (5.31m x 3.91m)

uPVC double glazed windows to front and side elevation, fitted wardrobes, drawers and dressing table, inset spots and feature lighting, feature wood panelled wall, gas central heating radiator, with access to en-suite.



### En-suite

7'2 x 5'8 (2.18m x 1.73m)

uPVC double glazed frosted window to front elevation, fitted with a contemporary three piece suite, comprising of free hanging WC, hand wash basin with vanity unit and walk in shower, heated towel rail radiator, inset spots, part tiled walls and tiled floor.

### Bedroom Three

14'9 x 14'2 (4.50m x 4.32m)

uPVC double glazed windows to rear with stunning countryside views, fitted wardrobes, drawers and dressing table, gas central heating radiator, centre ceiling light and panelled walling.



### Bedroom Four

13'9 x 10'11 (4.19m x 3.33m)

uPVC double glazed window to side elevation with countryside views, access to hidden dressing room and en-suite through feature wood panelled walling and door, gas central heating radiator, inset spots and feature lighting, access to loft with pull down ladder.

### Walk in Wardrobe/ Ensuite

4'2 x 6'4, 4'3 x 5'6 (1.27m x 1.93m, 1.30m x 1.68m)

Fitted wardrobes and dressing table with centre ceiling light and access through to a contemporary en-suite which comprises of double walk in shower, free hanging shower and hand wash basin with vanity unit, wood panelled feature wall, part tiled walls and tiled flooring with inset spots and modern heated towel rail.



### Family Bathroom

6'8 x 10'11 (2.03m x 3.33m)

Luxurious contemporary four piece family bathroom, comprising of free standing rolled bath with double walk in shower, free hanging WC and hand wash basin with vanity unit, modern towel radiator, fully tiled walls and tiled flooring with inset spots and feature lighting.



### Rear Garden

Offering stunning panoramic countryside views with patio area, 5 seater hot tub with built in speakers and decked seating area, steps leading to raised lawn with wood fencing. There is also planning permission and designs for a single storey extension to side.



### Driveway

Block Paved driveway offering ample parking set behind dwarf stone wall, outside lighting and access to garden to rear.