

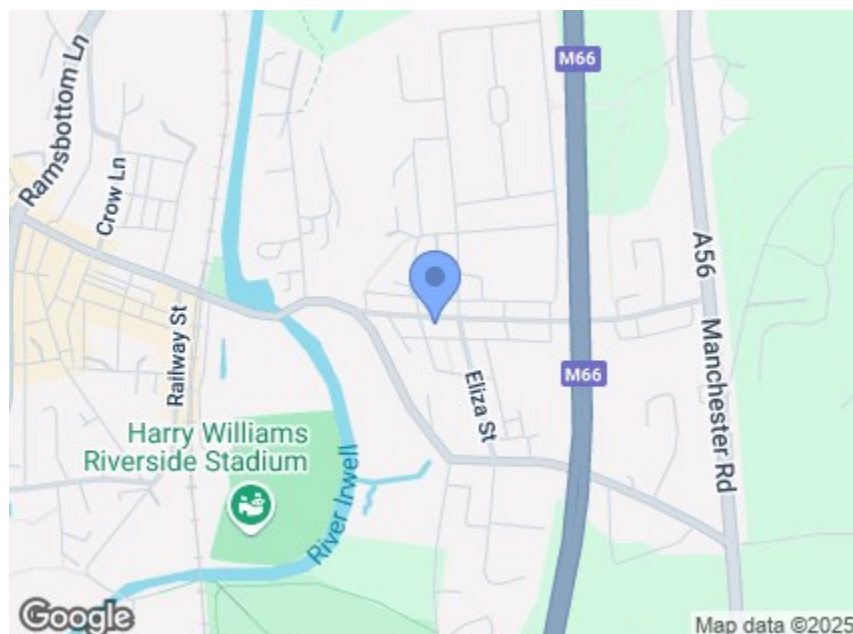


GROUND FLOOR

FIRST FLOOR

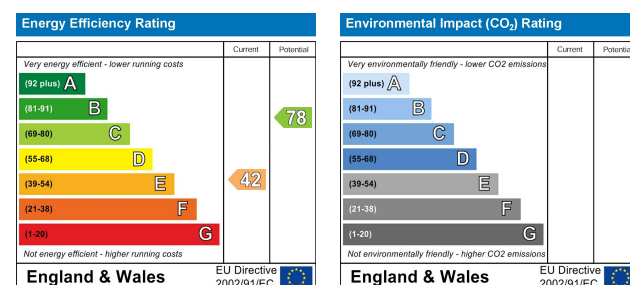
SECOND FLOOR

GROSS INTERNAL AREA  
TOTAL: 96 m<sup>2</sup>/1,032 sq.ft.  
GROUND FLOOR: 37 m<sup>2</sup>/396 sq.ft. FIRST FLOOR: 37 m<sup>2</sup>/395 sq.ft. SECOND FLOOR: 22 m<sup>2</sup>/241 sq.ft.  
SIZE AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY



### Directions

Postcode - BL0 0AG What three words -  
///suggested.configure.after



## 64 Peel Brow

Ramsbottom, Bury, BL0 0AG

**Offers over £285,000**



- Beautifully presented three-bedroom stone cottage, thoughtfully extended over three levels.
- Highly sought-after Ramsbottom location, with excellent schools, a vibrant community, and stunning outdoor spaces.
- Contemporary family bathroom, along with gas central heating and double glazing throughout.
- Move-in ready – early viewing is highly recommended to appreciate this stunning home.
- Three spacious double bedrooms, including a master with en-suite.
- Charming living room filled with character and a generous kitchen/diner with access to a rear courtyard.
- Extensively renovated, combining period charm with modern convenience.
- Lease - Leasehold, Council Tax, Bury band B, EPC rated E



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# 64 Peel Brow

## Ramsbottom, Bury, BL0 0AG

**\*\*SOLD WITH NO CHAIN\*\*BEAUTIFULLY PRESENTED THREE-BEDROOM STONE COTTAGE ACROSS THREE LEVELS\*\*SITUATED IN A WELL SOUGHT AFTER LOCATION\*\***

Charles Louis Homes are delighted to present this immaculate three-bedroom stone terrace, thoughtfully extended and set over three levels. This charming home effortlessly blends traditional character with modern comfort, featuring three spacious double bedrooms, including a master with an en-suite.

Situated in the highly sought-after area of Ramsbottom, this property enjoys a picturesque setting with excellent schools, a thriving local community, and access to beautiful outdoor spaces, making it an ideal choice for those seeking a semi-rural retreat while remaining well connected to North Manchester.

Inside, the home boasts a spacious living room filled with character and a generous kitchen/diner with access to a well-maintained rear courtyard. The three well-proportioned bedrooms are complemented by a contemporary family bathroom, while the entire property benefits from gas central heating and double glazing throughout.

Having undergone an extensive renovation, this home is move-in ready, offering the perfect balance of period charm and modern convenience. Early viewing is highly recommended to fully appreciate the quality and appeal of this stunning property.

### Entrance Vestibule

3'10 x 3'11 (1.17m x 1.19m)

Composite entrance door opens into the entrance vestibule with tiled flooring and inner stain glassed door opening into the lounge.

### Lounge

13'6 x 15'10 (4.11m x 4.83m)

With a front facing UPVC double glazed window with shutters, laminate wood effect flooring, spotlighting, feature fireplace with multi fuel burner, radiator, TV point and power points.

### Downstairs WC

5'10 x 2'8 (1.78m x 0.81m)

With laminate wood effect flooring, vertical radiator, low level WC and hand wash basin.

### Kitchen

13' x 10 (3.96m x 3.05m)

With a rear facing UPVC double glazed window, laminate wood effect flooring, vertical radiator, spotlighting, power points, range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven, induction hob with extractor hood, integrated dishwasher, integrated washing machine, integrated fridge/ freezer. fitted dining table with 6 chairs and composite door opening into the rear yard.

### First Floor Landing

3'1 x 9'4 (0.94m x 2.84m)

With spotlighting, power points and stairs ascending to the top floor bedroom.

### Bedroom Two

13'3 x 13'1 (4.04m x 3.99m)

With a front facing UPVC double glazed window with shutters, spotlighting, wardrobes, radiator, TV point, storage cupboard and power points.

### Bedroom Three

9'9 x 9'8 (2.97m x 2.95m)

With a rear facing UPV double glazed window with shutters, spotlighting, radiator, TV point and power points.

### Family Bathroom

5'1 x 6'5 (1.55m x 1.96m)

With a rear facing opaque UPVC double glazed window, tiled flooring, heated towel rail, extractor fan, walk in shower cubicle with mains fed waterfall shower and hand held attachment, low flush WC, hand wash basin with vanity unit and LED mirror over.

### Bedroom One

13'3 x 18'2 (4.04m x 5.54m)

With a Velux window, spotlighting, built in wardrobes, radiator, TV point, power points and eaves storage cupboard.

### En-suite

5'3 x 6'11 (1.60m x 2.11m)

With a rear facing opaque UPVC double glazed window, tiled flooring, heated towel rail, extractor fan, walk in shower cubicle with mains fed waterfall shower and hand held attachment, low flush WC, hand wash basin with vanity unit and LED mirror over.

### Rear Courtyard

Low maintenance courtyard with access to the rear.