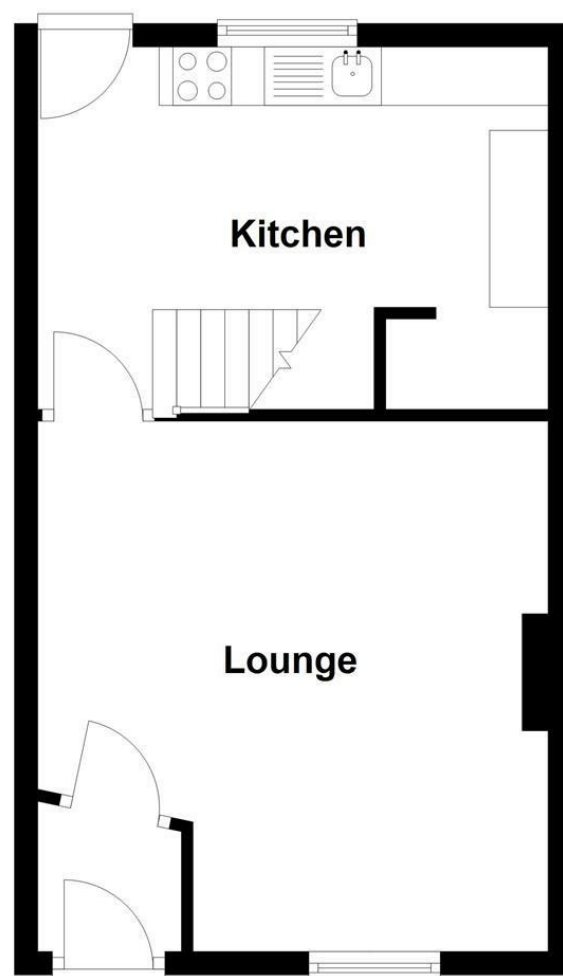
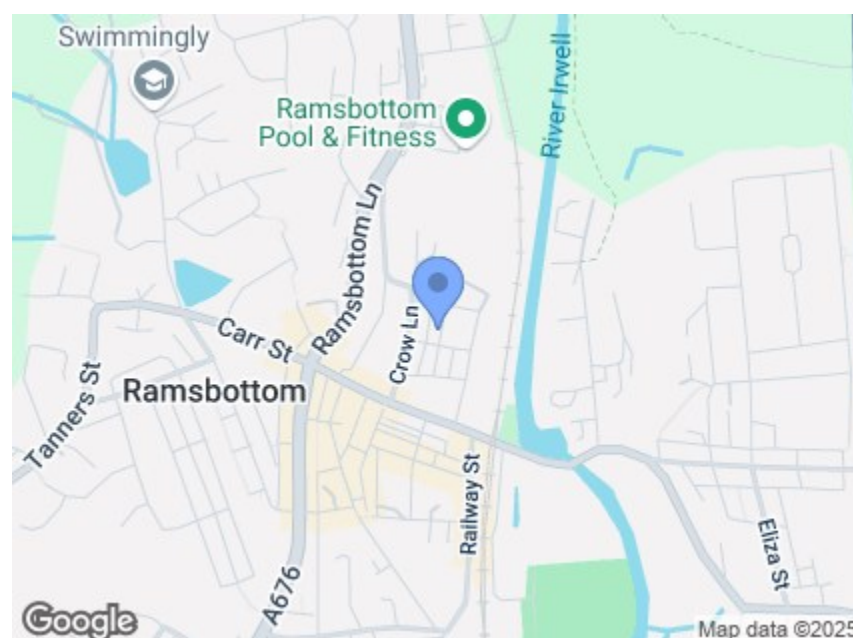
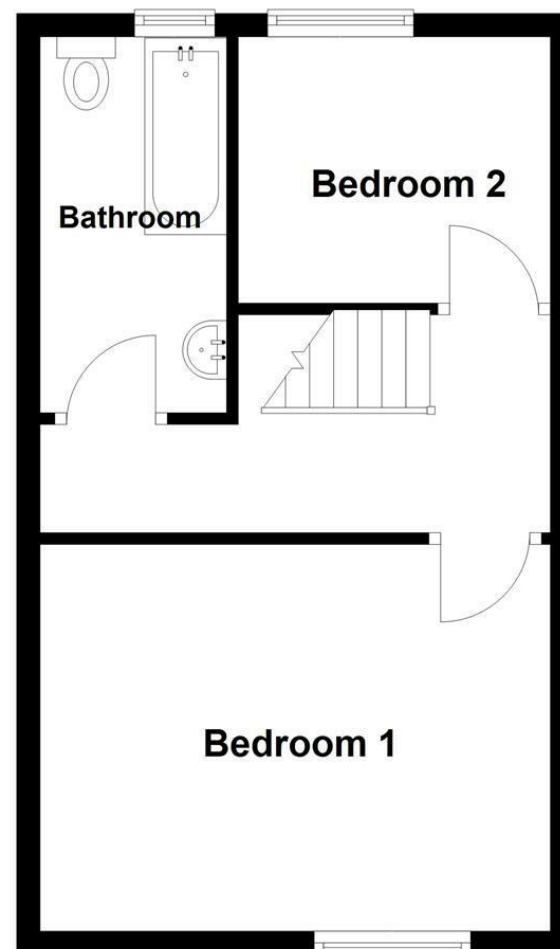


Ground Floor



First Floor



Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		56	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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 9590166

www.charleslouishomes.co.uk



CHARLES LOUIS
HOMES LIMITED

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

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



23 St. Pauls Street
Ramsbottom, Bury, BL0 9BW

£895 Per month



- A deceptively spacious Two Bed Terrace
- Just Minutes From the Town Centre
- Bedrooms With Generous Proportions
- Low Maintenance Yard to the Rear
- Situated in the Heart of Ramsbottom
- Lounge & Kitchen With Appliances
- Modern Bathroom with Three Piece Suite
- Internal Viewing Strongly Recommended

23 St. Pauls Street

Ramsbottom, Bury, BL0 9BW

Situated in the very heart of Ramsbottom just minutes from all the town centre amenities, this deceptively spacious, well presented 2 bedroom terraced house is available immediately.

Positioned on a quiet street by St. Paul's Church, a two minute walk from the High Street, this charming stone cottage comprises entrance vestibule, lounge, stylish kitchen fitted with fridge freezer, oven and hob plus washing machine, with stairs ascending to the first floor where you'll find a very spacious master bedroom, a generous second bedroom and house bathroom fitted with a modern three piece bathroom suite in white.

With an EPC rating of D and council tax band A, this property is a must view. Available to occupy now!

Entrance Vestibule

Front entrance door into the vestibule and inner door opening to the lounge.

Lounge

With a front facing UPVC picture window, newly laid carpet, radiator and electric fire, TV point and power point's. Door leading to the kitchen and stairs.



Kitchen

Modern kitchen with windows to the rear as well as direct access to the garden, vinyl flooring, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven with electric hob, washing machine and freestanding fridge freezer.



First Floor Landing

With carpet throughout, power point and access to the loft space.

Master Bedroom

With a front facing UPVC window, carpet, radiator, power points and built in cupboard.



Bedroom 2

With a rear facing UPVC window, carpet, radiator and power points.



Bathroom

Partly tiled with a rear facing UPVC opaque window, radiator and three piece bathroom suite comprising panel enclosed bath with waterfall shower over, screen, low flush WC and hand wash basin with pedestal.



Rear Yard

An enclosed yard with outbuilding and rear gate.



Council Tax Band A