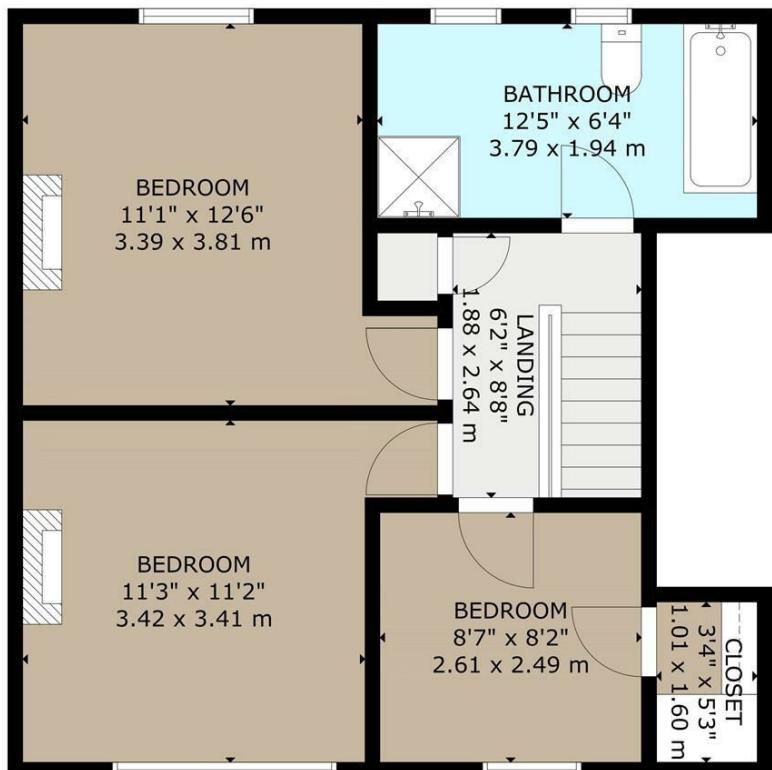
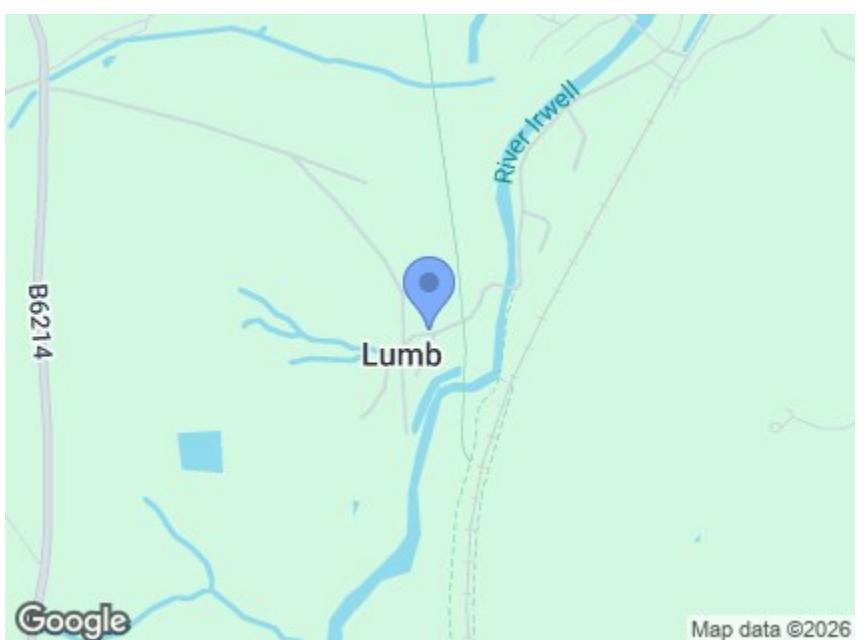


GROUND FLOOR



FIRST FLOOR

CHARLES LOUIS  
HOMES LIMITED



#### Directions

Postcode - BL0 0QS What three words -  
///bonds.lance.pushy

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	Current
(81-91) B	Potential
(69-80) C	85
(55-68) D	
(39-54) E	50
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	Current
(81-91) B	Potential
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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## 3 Lumb Cottages Ramsbottom, Bury, BL0 0QS

Offers over £280,000



- Beautifully presented three-bedroom mid-terrace cottage in the peaceful hamlet of Lumb
- Characterful interior with a warm and inviting feel throughout
- Surrounded by picturesque countryside with nearby scenic walks
- Excellent local schools and strong transport links to Bury, Manchester, and beyond
- Spacious open-plan kitchen diner, perfect for family living and entertaining
- Three well-proportioned bedrooms offering flexibility for family, guests, or home working
- Just a short drive to Ramsbottom's shops, cafés, restaurants, and amenities
- Tenure - Freehold, Council Tax - Rossendale band C, EPC rated E

# 3 Lumb Cottages

Ramsbottom, Bury, BL0 0QS

Tucked away in the peaceful hamlet of Lumb, 3 Lumb Cottages is a beautifully presented three-bedroom mid-terrace cottage that offers a perfect blend of rustic charm and modern living. The property features a bright and spacious open-plan kitchen diner, ideal for both everyday family life and entertaining. With well-proportioned rooms throughout and characterful touches, this home provides a warm and inviting feel from the moment you step inside.

Upstairs, three comfortable bedrooms offer flexible space for family, guests or home working, while the property benefits from its picturesque surroundings and an abundance of nearby countryside walks. Its layout and presentation make it a perfect retreat for those seeking a lifestyle that embraces peace and nature, without compromising on comfort.

Situated just a short drive from Ramsbottom, Lumb offers the tranquillity of rural living alongside easy access to the town's independent shops, cafes, and restaurants. Ramsbottom is well regarded for its community spirit, vibrant events calendar, and excellent transport links to Bury, Manchester, and beyond. With stunning scenery and highly rated schools nearby, this location is ideal for families, downsizers, or anyone looking to enjoy village life with modern conveniences close at hand.

## Entrance Hallway

5'11 x 4'11, 3'2 x 9'9 (1.80m x 1.50m, 0.97m x 2.97m)  
uPVC front entrance door, picture rail and wall panelling, leading off to the living room and dining room, stairs leading to the first floor



## Living Room

13'11 x 11'4 (4.24m x 3.45m)  
Two double glazed windows to front elevation, centre ceiling light, laminate wood flooring and an electric radiator



## Dining Room

13'11 x 12'4 (4.24m x 3.76m)  
Double glazed window to the rear elevation with views across the rear garden, opening out to kitchen area, wood effect laminate flooring, centre ceiling light and an electric radiator



## Kitchen

10'9 x 9 (3.28m x 2.74m)  
Double glazed window to rear elevation and views across the rear garden, additional uPVC rear door leading out into the rear garden, fitted with a range of wall and base units with complimentary worktops, inset sink and mixer tap, four ring electric hob with integrated oven, space for fridge freezer and plumbing for a washing machine, central ceiling light, an electric radiator, laminate flooring, access to rear garden through uPVC door.



## First Floor Landing

6'2 x 6'8 (1.88m x 2.03m)

## Bedroom One

11'1 x 12'6 (3.38m x 3.81m)  
Double glazed window to rear elevation overlooking the country park, centre ceiling light and an electric radiator



## Bedroom Two

11'3 x 11'2 (3.43m x 3.40m)  
Double glazed window to front elevation, an electric radiator and a centre ceiling light



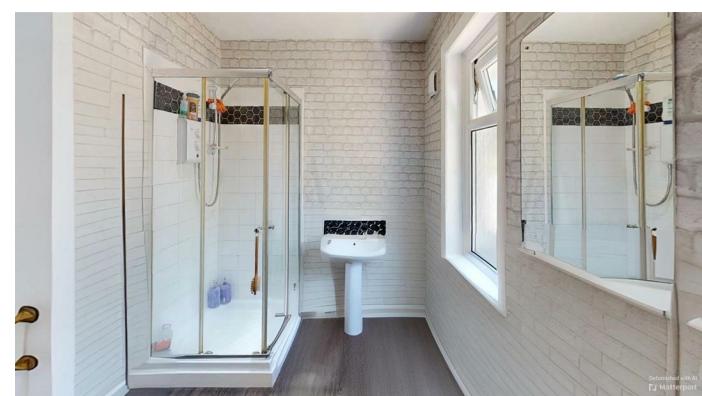
## Bedroom Three

8'7 x 8'2 (2.62m x 2.49m)  
Double glazed window to front elevation, an electric radiator and a centre ceiling light



## Family Bathroom

12'5 x 6'4 (3.78m x 1.93m)  
Opaque double glazed window to front elevation, fitted with a three piece suite, comprising of low level WC, hand was basin, walk in shower and a panel enclosed bath, partially tiled walls, and a central ceiling light.



## Rear Garden

Private enclosed rear garden, mainly laid to lawn with shrub borders, the upper patio area has a paved area.