





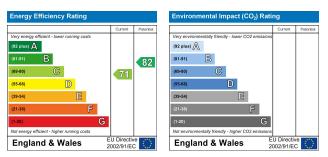
FIRST FLOOR

**GROUND FLOOR** 

# Helmshore Deep Clough amsbottom **lolcombe** Map data @2025

### **Directions**

Postcode - BLO 9EF What three words -///reshaping.anyone.reset



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# **CHARLES LOUIS**

HOMES LIMITED



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



# 8 Earl Road

Ramsbottom, Bury, BL0 9EF

# Price guide £350,000

- Spacious four-bedroom family home arranged across three floors
- Modern fitted kitchen with garden access, ideal for entertaining
- Large principal bedroom on the second floor with private en-suite shower room
- · Sought-after Ramsbottom location close to schools, transport links, shops, cafés and countryside walks









- Open-plan living and dining areas with a bright and welcoming layout
- Three well-proportioned bedrooms and family bathroom on the first floor
- Enclosed private rear garden & double driveway
- Tenure Leasehold, Council Tax Bury band C, EPC rated C

# 8 Earl Road

## Ramsbottom, Bury, BL0 9EF

\*\*WELL PRESENTED FOUR BEDROOMED PROPERTY\*\*LOCATED IN A QUIET AND WELL SOUGHT AFTER AREA\*\*DRIVEWAY PARKING & GARDEN TO REAR\*\*Charles Louis Homes are delighted to present this beautifully appointed four-bedroom family home, offering spacious and versatile accommodation arranged over three floors. Situated in a popular and convenient location, this property combines modern living with thoughtful design, making it an ideal choice for growing families.

The ground floor features an inviting entrance hallway leading to a generous open-plan layout, with a bright living room flowing seamlessly into the dining area and a well-proportioned kitchen at the rear. The kitchen, with direct access to the garden, provides a perfect space for both family life and entertaining.

On the first floor, there are three bedrooms – two doubles and a single – served by a modern family bathroom. The top floor is dedicated to a spacious principal bedroom, complete with an en-suite shower room, offering a private retreat within the home.

Externally, the property benefits from a private rear garden, with space for outdoor seating and relaxation. The property also provides double driveway parking.

Earl Road is ideally positioned in the heart of Ramsbottom, a highly desirable town known for its blend of community spirit, excellent amenities, and beautiful surroundings. Residents enjoy a wide range of independent shops, restaurants, and cafés, alongside excellent schools and leisure facilities. With the West Pennine Moors on the doorstep, the area offers outstanding opportunities for walking and outdoor pursuits. Commuters benefit from easy access to the motorway network via the M66, as well as strong transport links into Manchester, Bury, and beyond, making this an ideal location for families and

4'5 x 15'10 (1.35m x 4.83m)

Composite entrance door opening into the hallway, amtico wood flooring, radiator and stairs ascending to the first floor.

12'8 x 11'6 (3.86m x 3.51m)

With a front facing UPVC double glazed window, amtico wood flooring, radiator, TV point, power points, centre ceiling light and access to open plan dining room and kitchen.



13'1 x 14 (3.99m x 4.27m)

Amtico wood flooring, radiator, convenient under stairs storage cupboards, power points, centre ceiling light, and open plan to kitchen.



18 x 8'9 (5.49m x 2.67m)

With French doors leading out to rear garden, fitted with a range of cream wall and base units with a contrasting walnut effect work tops, inset one and half sink and drainer with a mixer tap, breakfast bar, range style oven with a 7 burner gas hob with extractor fan, integrated dishwasher, space for washing machine and integrated fridge freezer, amtico flooring and central ceiling spot lights.



First Floor Landing 5'5 x 9'0 (1.65m x 2.74m) Leading off to two double bedrooms, family bathroom and loft access.

9'1 x 12'11 (2.77m x 3.94m)

Rear facing uPVC double glazed window, fitted wardrobe, radiator, power points and central ceiling light



10 x 10'5 (3.05m x 3.18m)

Front facing uPVC double glazed window, radiator, power points and a central ceiling light.



8'6 x 8'4 (2.59m x 2.54m)

Rear facing uPVC double glazed window, radiator, power points and a central ceiling light.



7'8 x 5'5 (2.34m x 1.65m)

Fully tiled walls with tiled floor with wood effect flooring, heated towel rail, fitted with a three piece bathroom suite, comprising of p-shaped panel enclosed bath with overhead thermostatic shower and



12'7 x 16'2 (3.84m x 4.93m)

Two uPVC double glazed Velux windows on either side, radiator, power points and inset ceiling spot



3'11 x 8'3 (1.19m x 2.51m)

Fully tiled walls with tiled floor with wood effect flooring, heated towel rail, fitted with a three piece bathroom suite, comprising of glass enclosed shower cubicle with a thermostatic shower, low level WC



A beautifully private tiered rear garden, laid with artificial lawns and mature shrubs borders.