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CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 197 m²/2,126 sq.ft
GROUND FLOOR: 108 m²/1,164 sq.ft, FIRST FLOOR: 89 m²/962 sq.ft
EXCLUDED AREAS: DOUBLE GARAGE: 41 m²/441 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



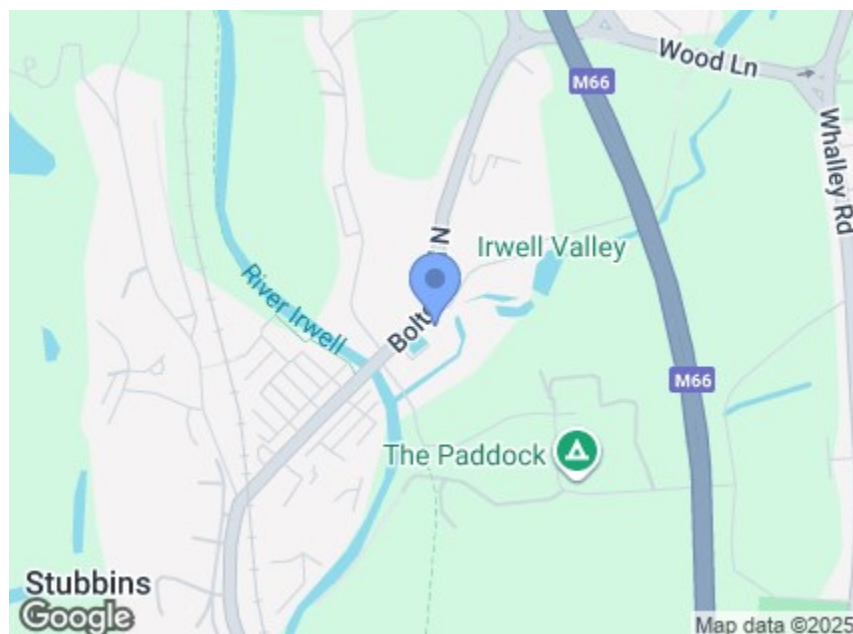
1 Rosebank

Ramsbottom, Bury, BL0 0PY

£780,000



- Spacious four-bedroom detached family home in a highly sought-after location
- Dining room flowing into a large fitted kitchen with utility room and ground floor WC
- Principal bedroom with en-suite, three further bedrooms and a family bathroom
- Generous lawned gardens to all sides with a private aspect to the rear, close to Ramsbottom, Bury and excellent transport links
- Bright and airy lounge with dual aspect windows plus separate sitting room
- Conservatory overlooking the gardens, offering additional living space
- Block-paved forecourt with parking for several vehicles and attached double garage with power and light
- Tenure - Freehold, Council Tax - Rossendale band G, EPC awaiting



Directions

Postcode - BL0 0PY What three words -
///barrel.pickup.lost

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

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1 Rosebank

Ramsbottom, Bury, BL0 0PY

1 Rosebank is a spacious and versatile four-bedroom detached home, offering generous living accommodation, superb outside space, and excellent potential for families. The welcoming entrance hall leads to a bright and spacious lounge with dual aspect windows, creating a light-filled family space. There is a separate sitting room to the front, providing flexibility for use as a second reception, home office or playroom. The dining room sits at the heart of the home and flows through to a large fitted kitchen, complemented by a separate utility room and a ground floor WC. A sun room extends from the kitchen, providing a pleasant additional reception area overlooking the gardens.

The first floor offers four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the further three bedrooms are served by a well-appointed family bathroom.

Outside, the property is approached via a block-paved forecourt with ample parking for several vehicles, leading to an attached double garage (20'8" x 20'7") with electronically operated up-and-over doors, power, and light. Spacious and well-maintained lawned gardens surround the property, offering excellent outdoor space for both family use and entertaining, with the rear enjoying a pleasant and private aspect.

The property is ideally located within easy reach of a range of local amenities, including well-regarded schools, shops, and leisure facilities. The nearby towns of Ramsbottom and Bury provide a wide variety of restaurants, independent stores, and cultural attractions, while the surrounding countryside offers beautiful walks and outdoor pursuits. Excellent transport links, including access to the M66 motorway, make commuting to Manchester and across the North West straightforward.

Entrance

8'1 x 6'2 (2.46m x 1.88m)
Composite door to front opening into a large, light and airy hallway. With wooden Parquet flooring, central ceiling light, ceiling coving and convenient seated storage.

Hallway

12'2 x 12'2 (3.71m x 3.71m)
Double glass panelled doors separate the entrance and hallway. Wooden Parquet flooring, central ceiling light, a central staircase and access to first floor and downstairs living accommodation

Office

12'11 x 9'10 (3.94m x 3.00m)
uPVC double glazed windows to the front elevation, wooden Parquet flooring, central ceiling light and ceiling coving.



Living Room

12'11 x 20'4 (3.94m x 6.20m)
uPVC double glazed windows to side elevation and additional double patio doors leading to the rear garden. Fitted with a granite hearth fireplace and inset wood burner with wooden mantel, wooden Parquet flooring, ceiling coving and inset ceiling spot lights.



Dining Room

12'2 x 11'5 (3.71m x 3.48m)
uPVC double glazed windows to the rear elevation overlooking the rear garden. Fitted with wooden Parquet flooring, central ceiling light and ceiling coving.



Kitchen

10'8 x 17'7 (3.25m x 5.36m)
Fitted with a range of contemporary wall and base units with quartz worktops and splashback, inset sink with mixer tap, two integrated fan assisted ovens, space for American fridge freezer, additional wooded topped island with seating for twos, inset spots, wooden Parquet flooring. Open plan to the sun room and the utility room.



Sun Room

10'5 x 10'8 (3.18m x 3.25m)
uPVC double glazed windows to three elevations overlooking the rear garden. Fitted with a free standing wood burner and wooden Parquet flooring.



Utility

9'0 x 5'11 (2.74m x 1.80m)
Fitted with cupboard units and quartz worktop, space and plumbing for washing machine, wooden Parquet flooring, central ceiling light and a door leading to the rear garden.

Downstairs WC

5x 5'11 (1.52mx 1.80m)
Fitted with a two piece bathroom suite, comprising of hand wash basin with a vanity unit and low level WC, chrome heated towel rail, wooden Parquet flooring, central ceiling light and ceiling coving

First Floor Landing

18'3 x 12'2 (5.56m x 3.71m)
Light and airy landing with uPVC double glazed windows, amtico wooden flooring, contemporary oak and glass staircase, feature lighting, inset spots and access to upstairs accomodation.

Bedroom One

12'4 x 16'9 (3.76m x 5.11m)
uPVC double glazed windows to the rear elevation, fitted wardrobes, drawers and dressing table, inset ceiling spot lights, access through to master en-suite.



Ensuite

8'6 x 6'8 (2.59m x 2.03m)
uPVC double glazed frosted window to front elevation, fitted with a contemporary four piece suite comprising of low level WC, hand wash basin, chrome heated towel rail and inset spots.



Bedroom Two

12'11 x 10'5 (3.94m x 3.18m)
uPVC double glazed windows to rear elevation, fitted wardrobes and a central ceiling light

Bedroom Three

12'10x 9'9 (3.91mx 2.97m)
uPVC double glazed window to front elevation, fitted wardrobes and a central ceiling light

Bedroom Four

10'5x 11'4 (3.18mx 3.45m)
uPVC double glazed windows to rear elevation

Family Bathroom

8'10 x 9'6 (2.69m x 2.90m)
Luxurious contemporary three piece family wet room style bathroom, comprising of a double walk in shower, low level WC and hand wash basin with vanity unit, chrome heated towel, fully tiled walls and inset ceiling spot lights.

Rear Garden

Large rear garden, with patio and lawn areas surrounded with mature shrub borders

Garages

20'11 x 21'1 (6.38m x 6.43m)
With an up an over doors to the driveway, additional entrance via the rear garden and has power source

Driveway and Front Garden

Driveway parking for four vehicles and a lawn area with mature shrubs.