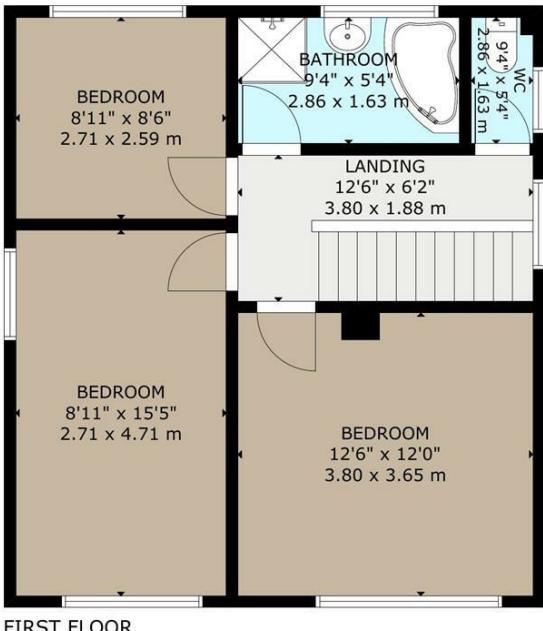




CHARLES LOUIS

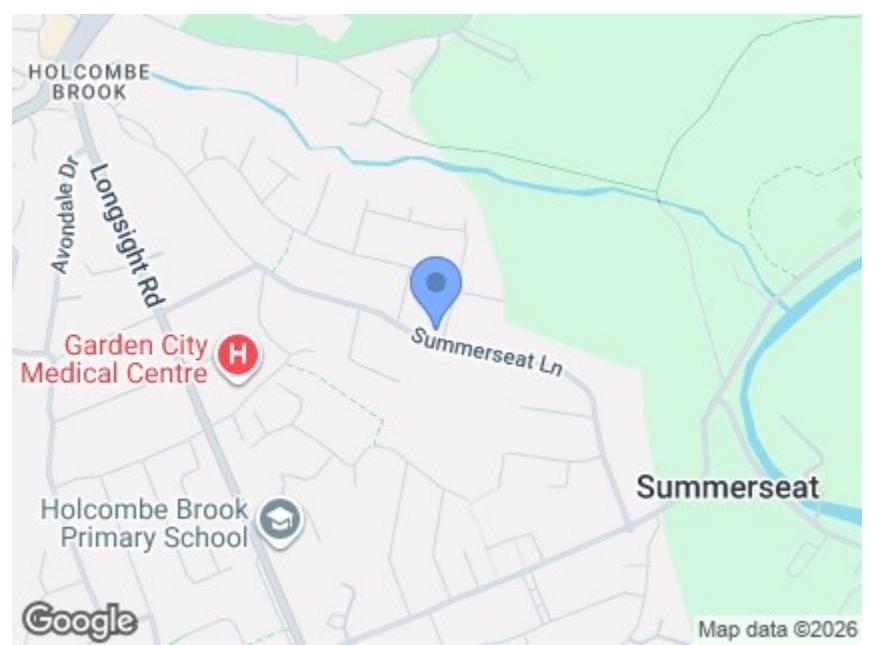
HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 108 m²/1,158 sq.ft
GROUND FLOOR: 58 m²/623 sq.ft, FIRST FLOOR: 50 m²/535 sq.ft
EXCLUDED AREAS: GARAGE: 13 m²/143 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

CHARLES LOUIS
HOMES LIMITED



Directions

Proceed to the traffic lights in the centre of Ramsbottom and turn onto Bolton street (A676) and proceed South. At the traffic lights opposite the Hare & Hounds public house turn left on to Longsight road (B6214). Proceed in the direction of Bury and then turn left on to Mayfield road which merges into Summerseat Lane. Opposite the park on the right turn left into Pinewood Crescent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		76
(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	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		59
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



11 Pinewood Crescent Ramsbottom, Bury, BL0 9XE

Offers over £395,000



- Exceptionally Well Presented Three Bedroom Detached. Recently Refurbished to Immaculate Standard
- Freehold, Sold With No Chain
- Lawned Gardens To Front & Rear, with Substantial Decked Area
- Close To Local Amenities, Countryside Walks, Parks & Transport Links
- Set In a Quiet & Well Sought After Location Bordering The Prestigious Holcombe Brook
- Two Large Reception Rooms & Well Proportioned Kitchen
- Large Garage With Deicated Laundry Area and Ample Driveway Parking
- A Must See!!! Viewing Essential to Appreciate Size, Location & Finish of Property.

11 Pinewood Crescent

Ramsbottom, Bury, BL0 9XE

***IMMACULATE THREE BEDROOM DETACHED PROPERTY**SOLD WITH NO CHAIN**SET IN A QUIET & HIGHLY SOUGHT AFTER LOCATION** Charles Louis Homes are delighted to bring to the market this impressive 3-bedroom detached house that offers a blend of modern large living room and stunning countryside views to the front. Situated in a peaceful and desirable neighbourhood, located in the catchment area of some of the most highly regarded schools.

This spacious home features an inviting living room perfect for relaxation and entertainment, a modern kitchen with high-quality appliances and ample storage and a separate pantry, and three bright, generously sized bedrooms. The contemporary bathrooms are stylish and convenient.

Outside, the beautifully landscaped garden provides a perfect retreat and privacy, while ample parking space is available for vehicles. Nestling in the shadow of Holcombe hill with the historic Peel Tower and on the edge of open countryside, with easy access to local amenities, schools, and transport links, this property is ideal for families, professionals, and anyone looking to escape the hustle and bustle of city life while remaining well-connected.

Contact us today to arrange a viewing and experience all that this exceptional property has to offer.

Entrance Hallway

Composite entrance door opening into the hallway with a uPVC double glazed window, coving, laminate wood flooring, radiator and stairs ascending to the first floor.

Living Room

21'10 x 12'0 (6.65m x 3.66m)

With front facing uPVC double glazed windows, two chandeliers with matching wall mounted side lights, coving, marble fireplace, radiator and power points. Door leading to the dining room.



Alternative View



Dining Room

8'11 x 11'9 (2.72m x 3.58m)

With uPVC double glazed patio sliding doors overlooking the rear garden and outdoor decked leisure area, central ceiling light, coving, radiator and power points



Kitchen

13'1 x 8'5 (3.99m x 2.57m)

uPVC Double glazed window to rear elevation, overlooking landscaped garden, fitted with a range of wall and base units with a contrasting work tops, inset sink and drainer with a mixer tap, built in oven and microwave, five ring gas hob with extractor fan, integrated dishwasher and fridge freezer, inset ceiling spot lights and tiled flooring. There is also access to a large pantry, providing generous storage space.



Downstairs WC

4'6 x 5'4 (1.37m x 1.63m)

uPVC double glazed rear facing opaque window, fitted with a two piece suite, comprising of low level WC and hand wash basin with pedestal, partially tiled, inset ceiling spot lights, laminate wood flooring.

First Floor Landing

12'6 x 6'2 (3.81m x 1.88m)

uPVC double glazed window to side elevation, leading off to three bedrooms, family bathroom, separate WC, decorative coving, central ceiling light, radiator and loft access to semi boarded loft.

Bedroom One

12'6 x 12'0 (3.81m x 3.66m)

uPVC double glazed window with front elevation, with stunning countryside views. radiator, power points and a central ceiling light.



Bedroom Two

8'11 x 15'5 (2.72m x 4.70m)

uPVC double glazed window to the front elevation with stunning countryside views, coving, radiator, power points and a central ceiling light



Bedroom Three

8'11 x 8'6 (2.72m x 2.59m)

uPVC double glazed window to the rear elevation with spectacular views of Holcombe Hill and Peel Tower, radiator, power points and a central ceiling light.



Family Bathroom

9'4 x 5'4 (2.84m x 1.63m)

Fully tiled with a rear facing opaque uPVC window, fitted with a three piece suite comprising of corner bath, walk in shower, hand wash basin with pedestal, laminate wood flooring, inset spots and extractor fan.



Separate WC

9'4 x 5'4 (2.84m x 1.63m)

Fully tiled walls, with a side facing opaque uPVC window and low level WC, laminate wood flooring, inset spots.

Rear Garden

An enclosed private rear garden with a large designated decked area to provide Al fresco dining and general outdoor living, and lawn with plant and shrub borders, external lighting and water supply



Alternative View



Garage

8'7 x 16'8 (2.62m x 5.08m)

Large electric roller shutter door, composite glazed door providing access to the rear garden. Dedicated laundry area with large worktop, washing machine plumbing and power point for dryer



Front External

Mainly laid to lawn with a large concrete patterned driveway providing ample parking and a security light



Tenure - Freehold
Council Tax - Bury band D