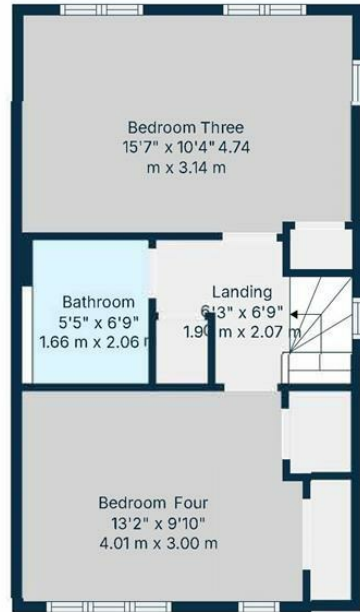


Ground Floor



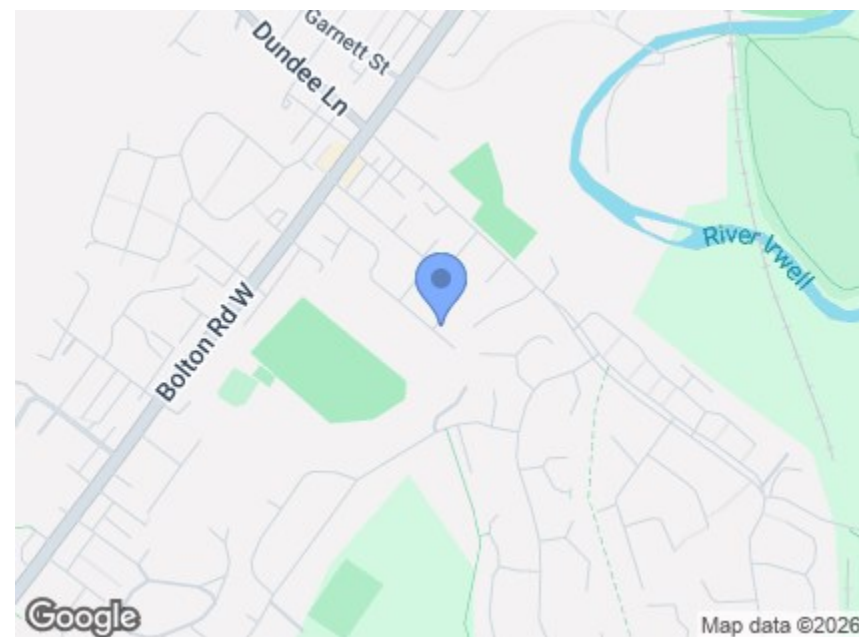
1st Floor



2nd Floor

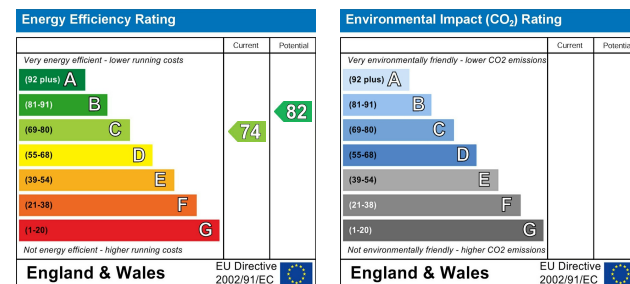
TOTAL: 1600 sq. ft, 148 m2
 Ground floor: 735 sq. ft, 68 m2, 1st floor: 436 sq. ft, 40 m2, 2nd floor: 429 sq. ft, 40 m2
 EXCLUDED AREAS: GARAGE: 27 sq. ft, 2 m2, WALLS: 161 sq. ft, 16 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Directions

Postcode - BL0 9WE What3words -
 ///hinderling.stems.jingles



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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51 Lansdowne Close
 Ramsbottom, Bury, BL0 9WE

Price £450,000



- Well presented four bedroom townhouse, extending to approx. 1,595 sq. ft.
- Stunning rear extension with vaulted ceiling, Velux windows & french doors
- Two modern bathrooms plus ground floor WC
- Gardens to front and south facing rear garden, with garage and driveway parking
- Situated in a quiet and well sought-after residential location with excellent family appeal
- Contemporary kitchen and open-plan dining space, with separate office/study
- Set over three levels, Immaculately presented throughout with neutral décor
- Land reg - Leasehold, Council Tax - Bury band D, EPC rated C

51 Lansdowne Close

Ramsbottom, Bury, BL0 9WE

****STUNNING FOUR BEDROOM TOWNHOUSE**LOCATED IN A QUIET & WELL SOUGHT AFTER AREA**VIEWS OVER HOLCOMBE HILL**SOUTH FACING GARDEN & DRIVEWAY PARKING**A beautifully presented and deceptively spacious family home, set over three floors, offering versatile living accommodation ideal for modern family life. Positioned within a sought-after residential development, this property combines generous room proportions with stylish interiors and a superb rear extension that creates a stunning open-plan living space.**

The ground floor provides a welcoming layout, featuring a bright living room to the rear, overlooking the garden and a substantial dining area leading through to a contemporary kitchen, situated at the front. To the rear, the standout family room benefits from vaulted ceilings, Velux windows and french doors, flooding the space with natural light and creating a seamless connection to the garden—perfect for entertaining.

Across the upper floors, the property offers four well-proportioned bedrooms, alongside two modern bathrooms and a convenient ground floor WC. Each room is thoughtfully presented, with a neutral décor and quality finishes throughout, making this a true turnkey home.

Externally, the property enjoys a private south facing rear garden accessed directly from the family room, a private gated front garden, garage and driveway parking.

Entrance Hallway

8'8 15'3 (2.64m x 4.65m)

Welcoming entrance space with access to all ground floor rooms and staircase to the first floor.

Downstairs WC

2'11 x 5'8 (0.89m x 1.73m)

Convenient ground floor cloakroom fitted with low-level WC and wash hand basin.

Kitchen

8'7 x 15'3 (2.62m x 4.65m)

Modern fitted kitchen with a range of wall and base units, integrated oven and hob with extractor, and space for appliances. Bright and well-presented with views over the front garden and open access to the dining area, ideal for everyday living.



Dining Area

15'7 x 12 (4.75m x 3.66m)

A generous central dining space, perfect for family meals and entertaining, with open flow through to the kitchen.



Living Room

13'10 x 11'10 (4.22m x 3.61m)

A standout feature of the home, this impressive extended space boasts vaulted ceilings, multiple Velux windows and french doors opening onto the garden, creating a light-filled, contemporary living area.



Study/Office

7'9 x 11'11 (2.36m x 3.63m)

This impressive extended space offers a great office/study or even separate living room, with vaulted ceilings, Velux windows and views through the large window, overlooking the garden,



First Floor Landing

3'6 x 9'3 (1.07m x 2.82m)

Providing access to all first-floor rooms and staircase to the second floor.

Master Bedroom

15'7 x 12 (4.75m x 3.66m)

A spacious double bedroom positioned to the rear of the property, featuring a charming focal fireplace and ample room for a king-size bed and additional furnishings. French doors and a Juliet balcony allow natural light to flood the space while offering a pleasant outlook, creating a bright and relaxing retreat.



Bedroom Two

8'9 x 15'3 (2.67m x 4.65m)

A generously sized double bedroom positioned to the front of the property, enjoying stunning open views across Holcombe Hill. Currently configured as an extensive dressing room/guest bedroom, the space offers excellent versatility and would comfortably accommodate a double bed. The room further benefits from fitted wardrobes and direct access to the en-suite.



En-Suite

6'6 x 5'8 (1.98m x 1.73m)

Modern family bathroom fitted with a glass enclosed shower, wash basin and WC and underfloor heating.

Second Floor Landing

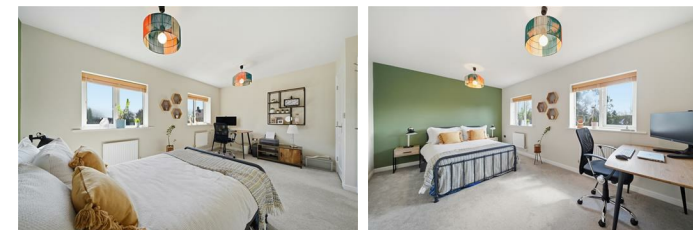
6'3 x 6'9 (1.91m x 2.06m)

A useful landing area adding to the sense of space on this floor.

Bedroom Three

15'7 x 10'4 (4.75m x 3.15m)

A generously sized, rear-facing double bedroom located on the top floor, ideally suited for guests or older children. Beautifully proportioned with views from two windows, the room provides excellent space for freestanding furniture and the benefit of integrated storage.



Bedroom Four

13'2 x 9'10 (4.01m x 3.00m)

A bright and welcoming front-facing bedroom enjoying stunning views across Holcombe Hill. Currently used as a nursery, the room is finished in soft, neutral tones, is filled with natural light, and benefits from two integrated storage spaces. An ideal and versatile space for a large double bedroom or nursery.



Bathroom

5'5 x 6'9 (1.65m x 2.06m)

A stylish, contemporary bathroom serving the top floor, finished with white tiled walls and complemented by modern bathroom fittings including a bath with overhead shower.



Externally

The property features a well-maintained, private south facing rear garden with a stone patio ideal for outdoor dining, leading to a lawn bordered by mature planting. It also benefits from a private, gated front garden with lawn, a garage and a private driveway providing off-road parking for multiple vehicles, all set within a pleasant and spacious position on the development.

