



Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

# CHARLES LOUIS

HOMES LIMITED

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)



GROSS INTERNAL AREA  
TOTAL: 71 m<sup>2</sup>/768 sq.ft  
GROUND FLOOR: 36 m<sup>2</sup>/391 sq.ft, FIRST FLOOR: 35 m<sup>2</sup>/377 sq.ft  
EXCLUDED AREAS: PORCH: 3 m<sup>2</sup>/34 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



5 Edith Street  
Ramsbottom, Bury, BL0 0EE

Offers over £210,000

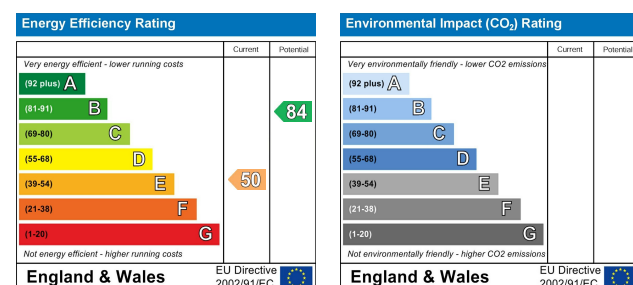


- Attractive stone-built two-bedroom home
- Spacious and characterful living room with feature fireplace
- Modern kitchen diner with space for dining
- Two well-proportioned bedrooms
- Contemporary family bathroom
- Low-maintenance private courtyard garden
- Quiet residential location close to Ramsbottom and countryside walks
- Tenure - Leasehold , Council Tax -Bury band B , EPC rated - E



### Directions

Postcode - BL0 0EE What three words -  
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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.

# 5 Edith Street

Ramsbottom, Bury, BL0 0EE

Situated in a quiet and well-established residential street, this charming and beautifully presented two-bedroom stone-built home offers a wonderful blend of character features and modern styling, ideal for first-time buyers, downsizers, or those seeking a turnkey property close to local amenities and countryside walks.

The ground floor opens into a welcoming and generously proportioned living room, full of warmth and character, with high ceilings and a feature fireplace creating a cosy yet elegant space. To the rear, a stylish kitchen diner provides ample room for cooking and dining, fitted with contemporary cabinetry, contrasting worktops, and space for appliances, making it both practical and sociable.

To the first floor, the property offers two well-proportioned bedrooms, including a spacious principal bedroom with plenty of room for freestanding furniture. The second bedroom is ideal as a guest room, nursery, or home office. Completing the accommodation is a modern family bathroom, finished with a white suite and attractive tiling.

Externally, the property benefits from a low-maintenance, private courtyard garden to the front, ideal for outdoor seating and entertaining. Positioned within easy reach of Ramsbottom village, transport links, and open countryside, this home offers character, comfort, and convenience in equal measure.

## Porch

5'9 x 2'9 (1.75m x 0.84m)

## Living Room

14 x 15'3 (4.27m x 4.65m)

A generous and inviting reception room featuring high ceilings, neutral décor, and a charming fireplace as a focal point. Offers ample space for both seating and additional furniture, creating a comfortable and welcoming living environment.



## Kitchen Diner

14 x 11'6 (4.27m x 3.51m)

Fitted with a range of modern wall and base units complemented by contrasting work surfaces and tiled splashbacks. Provides space for a dining table, making it ideal for everyday meals and entertaining. Window aspect to the rear and practical flooring throughout.



## First Floor Landing

4'8 x 2'8 (1.42m x 0.81m)

Provides access to all first-floor rooms with loft access above.

## Bedroom One

14 x 15'3 (4.27m x 4.65m)

A spacious double bedroom finished in soft, neutral tones, with ample room for wardrobes and additional bedroom furniture. Front-facing window allows plenty of natural light.



## Bedroom Two

8'10 x 10'3 (2.69m x 3.12m)

A well-sized second bedroom, ideal for guests, a child's room, or a home office, finished in neutral décor with front aspect.



## Bathroom

7'6 x 5'1 (2.29m x 1.55m)

Modern three-piece suite comprising a panelled bath with shower over, low-level WC, and pedestal wash basin. Finished with contemporary tiling and a window providing natural ventilation.



## Garden

To the front of the property is a private, low-maintenance courtyard garden, gravelled for ease and ideal for outdoor seating and potted planting.

