



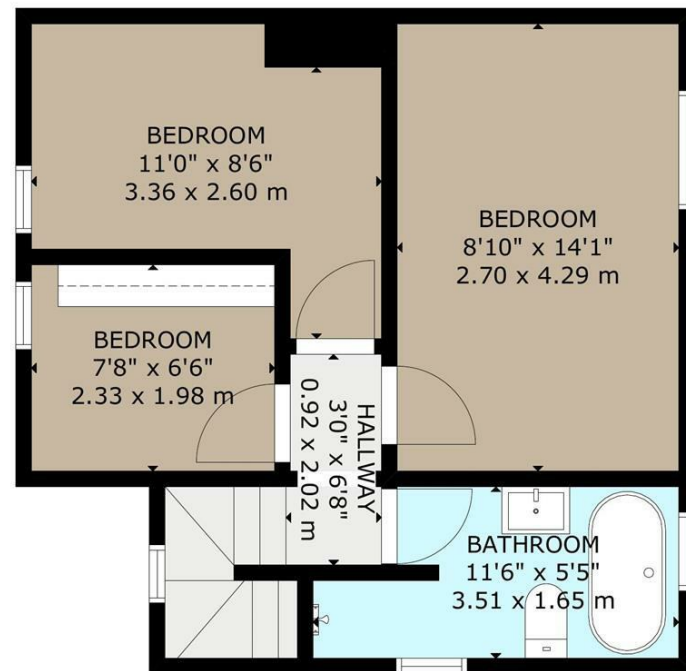
Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS
HOMES LIMITED

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



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 70 m²/764 sq ft
GROUND FLOOR: 35 m²/382 sq ft, FIRST FLOOR: 35 m²/382 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

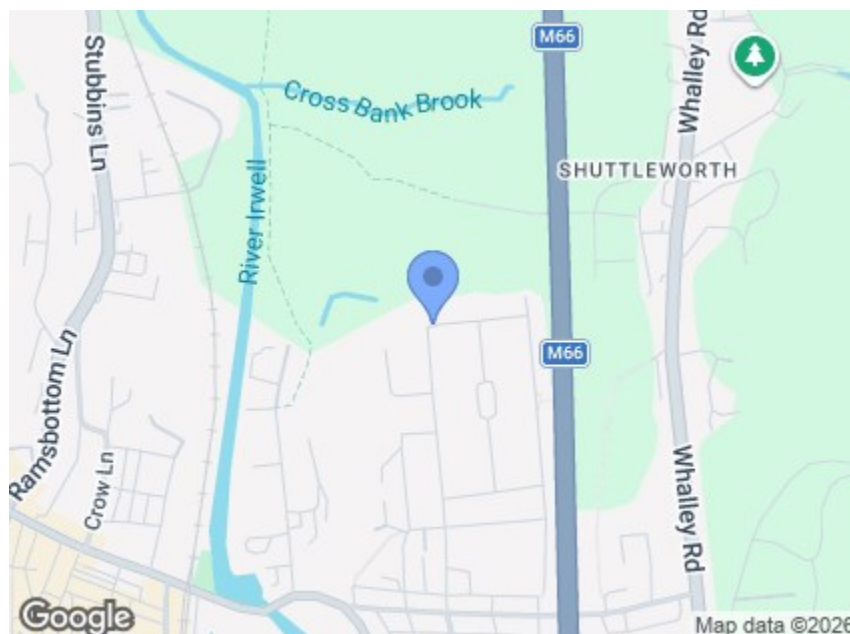


2 Ashwood Avenue
Ramsbottom, Bury, BL0 0BQ

Offers over £254,800

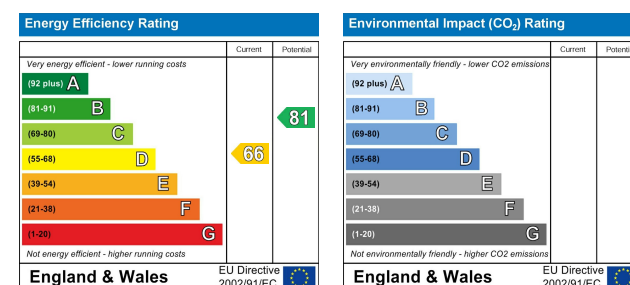


- Well-located family home within a popular residential area
- Kitchen and dining area well suited to modern family living
- Family bathroom serving the upper accommodation
- Convenient location with access to local amenities and transport links
- Spacious lounge offering comfortable and versatile living space
- Well-proportioned bedrooms arranged over the first floor
- Private outdoor space ideal for relaxation or entertaining
- Tenure - , Council Tax Bury band , EPC rated



Directions

Postcode - BL0 0BQ What three words -
///monorail.agreed.partyed



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.

Tel: 0161 959 0166

www.charleslousihomes.co.uk

2 Ashwood Avenue

Ramsbottom, Bury, BL0 0BQ

Positioned within a desirable and well-established residential area, 2 Ashwood Avenue is a well-proportioned, fully renovated family home offering flexible and comfortable accommodation arranged over two floors. The property is ideally suited to families, professionals, or buyers seeking adaptable living space in a convenient location.

The ground floor provides a welcoming entrance with access to the main living areas. A spacious lounge offers a comfortable environment for everyday living, while the kitchen and dining space is thoughtfully arranged to support modern family life and entertaining. Additional ground floor accommodation enhances flexibility, with practical features that support busy households.

To the first floor, the property offers well-balanced bedroom accommodation, each room providing good proportions and natural light. A family bathroom serves the upper floor, completing the internal layout.

Externally, the property benefits from private outdoor space, ideal for relaxation and outdoor enjoyment, access to a large outhouse currently used as a gym. While driveway or on-street parking provides everyday practicality.

Entrance Hall

10 x 5'5 (3.05m x 1.65m)

A welcoming entrance hall providing access to the ground floor accommodation and staircase rising to the first floor. Finished in neutral tones and offering space for coats and shoes.

Lounge

11'2 x 14'1 (3.40m x 4.29m)

A bright and comfortable living room positioned to the front of the property, featuring a large window allowing plenty of natural light. Well-proportioned and ideal for everyday relaxation, with ample space for sofas and additional furniture.



Kitchen/ Dining Area

8'8 x 19'11 (2.64m x 6.07m)

A modern and stylish kitchen/diner fitted with a range of contemporary wall and base units, complementary worktops, and integrated appliances including oven, hob, extractor, fridge/freezer, microwave and dishwasher. The dining area provides space for a table and chairs, with French doors opening directly onto the rear garden, creating an excellent space for both family living and entertaining.



First Floor Landing

3 x 6'8 (0.91m x 2.03m)

A central first floor landing giving access to all bedrooms and the family bathroom.

Bedroom One

8'10 x 14'1 (2.69m x 4.29m)

A generous double bedroom positioned to the rear of the property, finished in soft neutral décor and offering ample space for a double bed and freestanding bedroom furniture.



Bedroom Two

11 x 8'6 (3.35m x 2.59m)

A further well-proportioned bedroom, suitable as a double or generous single, ideal for children, guests or home office use.



Bedroom Three

7'8 x 6'6 (2.34m x 1.98m)

A single bedroom, currently arranged as a nursery, but equally suited as a home office or dressing room.



Family Bathroom

11'6 x 5'5 (3.51m x 1.65m)

A contemporary family bathroom fitted with a modern white suite comprising a freestanding bath, vanity wash basin, WC, and chrome heated towel rail. Finished with stylish wall and floor tiling and benefiting from natural light.



Rear Garden

Patio area and access to an outhouse currently used as a gym

