



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



GROSS INTERNAL AREA
TOTAL: 105 m²/1,135 sq ft
GROUND FLOOR: 49 m²/528 sq ft, FIRST FLOOR: 56 m²/607 sq ft
EXCLUDED AREAS: OFFICE: 13 m²/139 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



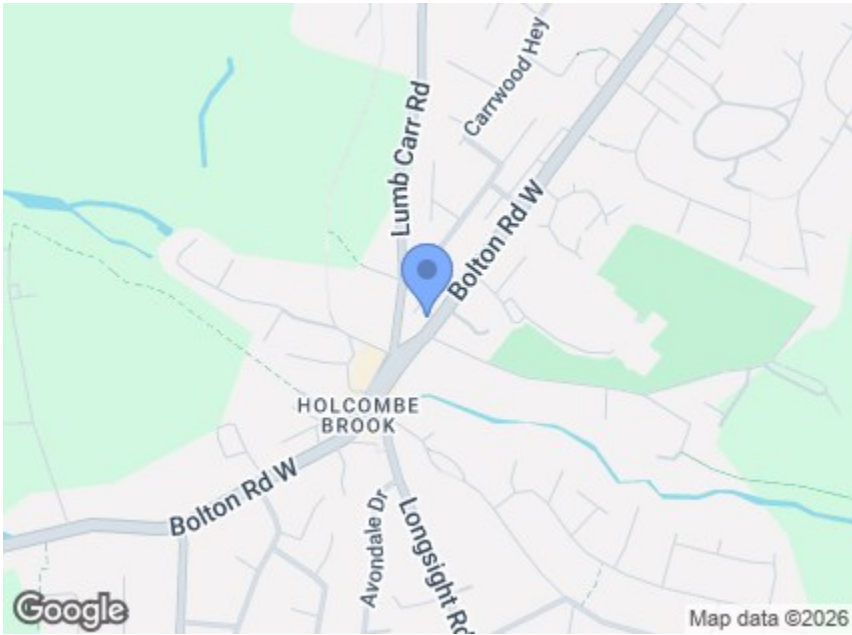
15 Croftlands

Ramsbottom, Bury, BL0 9SD

Price guide £365,000

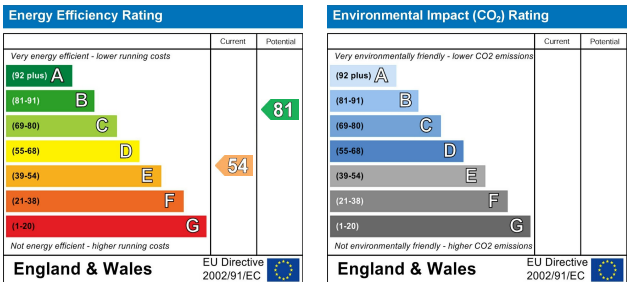


- Spacious four-bedroom detached home in a sought-after residential area.
- Bright and welcoming hallway leading to a spacious lounge.
- Master bedroom plus three further well-proportioned bedrooms.
- Located in Holcombe Brook, close to excellent schools, amenities, countryside walks, and transport links.
- Converted garage providing additional flexible living space.
- Modern open-plan kitchen and dining area with a convenient downstairs WC.
- Private driveway with off-road parking and well-maintained front and rear gardens.
- Lease - Leasehold, Council Tax - Bury band D, EPC E rated (expired)



Directions

Postcode - BL0 9SD What three words -
///stardom.victor.stung



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.

15 Croftlands

Ramsbottom, Bury, BL0 9SD

Located in a highly sought-after residential area, this beautifully presented four-bedroom detached home offers spacious and versatile living accommodation, perfect for families. The property has been thoughtfully extended, including a garage conversion that provides additional flexible living space, ideal for a home office, playroom, or extra reception room.

The ground floor features a bright and welcoming hallway, leading to a spacious lounge, a modern kitchen and dining area, and a convenient downstairs WC. The converted garage enhances the layout, adding valuable extra space to suit a variety of needs. Upstairs, the home boasts four well-proportioned bedrooms and a stylish family bathroom.

Externally, the property benefits from a private driveway, providing off-road parking, as well as a well-maintained front and rear garden, perfect for outdoor relaxation or entertaining.

Situated in the popular area of Holcombe Brook, this home enjoys a peaceful setting with excellent local amenities nearby, including highly regarded schools, independent shops, and supermarkets. The surrounding countryside, including Holcombe Hill and the West Pennine Moors, offers fantastic walking routes, while easy access to major transport links ensures convenient commuting to Manchester, Bury, and beyond.

This is a fantastic opportunity to own a modern and spacious family home in a prime location – early viewing is highly recommended!

Entrance Hallway

38 x 127 (1.12m x 3.84m)

Leading off to downstairs accommodation, gas central heating radiator, centre ceiling light and storage cupboard

Living Room

122 x 156 (3.71m x 4.72m)

Large uPVC double glazed window to front elevation, wood effect laminate flooring, centre ceiling light, gas central heating radiator, feature marble hearth fire place with fire.



Dining Room

122 x 85 (3.71m x 2.57m)

Large uPVC double glazed window to rear elevation, wood effect laminate flooring, centre ceiling light and gas central heating radiator.



Kitchen

127 x 85 (3.84m x 2.57m)

uPVC double glazed window to rear and side elevation uPVC door accessing the garden, fitted with a range of wall and base units, inset sink with mixer tap and contrasting worktops and splash back. gas four ring hob, integrated oven, space for a fridge freezer, plumbing for a dishwasher and washing machine, central ceiling light and tiled flooring



Office

85 x 167 (2.57m x 5.05m)

uPVC double door to front elevation.



Downstairs WC

8'5 x 2'8 (2.57m x 0.81m)

Low level WC and a hand wash basin with vanity unit

First Floor Landing

8'6 x 6 (2.59m x 1.83m)

Leading off to four bedrooms and family bathroom, centre ceiling light and gas central heating radiator.

Bedroom One

117 x 127 (3.53m x 3.84m)

uPVC double glazed window to front elevation, gas central heating radiator and centre ceiling light



Bedroom Two

117 x 115 (3.53m x 3.48m)

uPVC double glazed window to rear elevation, fitted wardrobes, gas central heating radiator and centre ceiling light



Bedroom Three

10'6 x 9'2 (3.20m x 2.79m)

uPVC double glazed window to front elevation, fitted storage, gas central heating radiator and centre ceiling light



Bedroom Four

8'3x 8'4 (2.51mx 2.54m)

uPVC double glazed window to rear elevation, gas central heating radiator and centre ceiling light



Family Bathroom

6'8 x 6'4 (2.03m x 1.93m)

uPVC frosted double glazed window to rear elevation, fitted with a three piece suite comprising of panel enclosed bath with an overhead electric shower, low level WC and hand wash basin, tiled walls and laminate flooring and a centre ceiling light



Front Garden and Driveway

Double driveway with a central lawn.

Rear Garden

Blocked paved patio and garden to rear with shrubs and bushes

