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Bury
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CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 102 m²/1,103 sq ft
GROUND FLOOR: 102 m²/1,103 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



2H Lodge Mill Lane

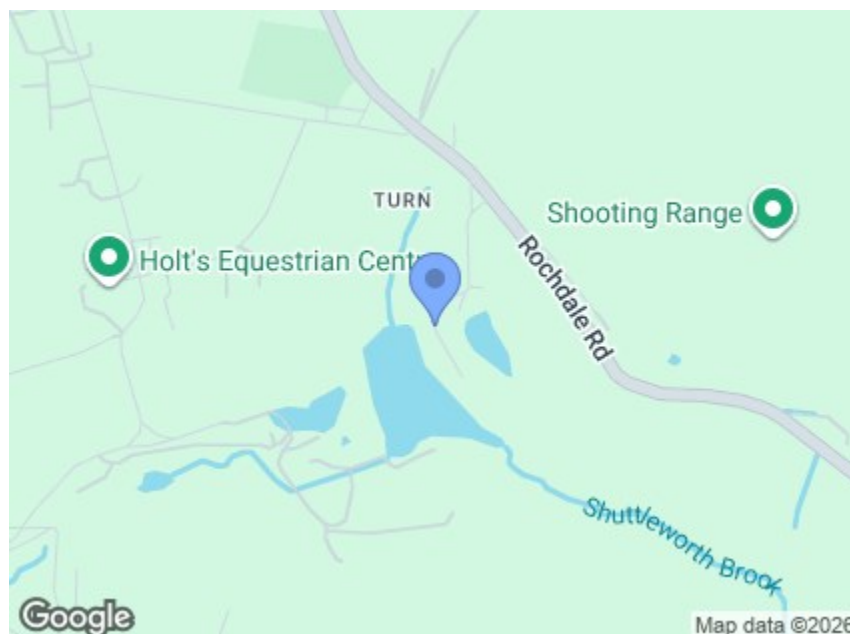
Ramsbottom, Bury, BL0 0SY

Price £254,950



- Third-floor (top-floor) apartment within a well-maintained development
- Two well-proportioned bedrooms, both with en-suite facilities
- Two allocated parking spaces
- Lease - Leasehold, EPC rated D, Council Tax - Rossendale band D

- Elevated position providing added privacy
- Spacious open-plan living and dining area with adjoining kitchen
- No onward chain, making it an ideal purchase for first-time buyers, professionals, or investors.



Directions

Postcode - BL0 0SY What three words -
///overused.trams.inhaler

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(91-91) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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2H Lodge Mill Lane

Ramsbottom, Bury, BL0 0SY

Apartment 2H is a well-presented third-floor (top-floor) apartment offering modern living within a well-regarded residential development on Lodge Mill Lane. Positioned on the upper level, the property benefits from a greater sense of privacy while remaining ideally located for easy access to Ramsbottom's independent shops, cafés, transport links and surrounding countryside.

The accommodation centres around a spacious open-plan living and dining area, designed to maximise natural light and create a comfortable everyday living space. The adjoining kitchen is fitted with contemporary units and practical work surfaces. Both bedrooms are well proportioned and benefit from en-suite facilities, making the layout ideal for professional sharers or guests. The main bathroom is finished in a clean, modern style.

Additional features include allocated parking, electric heating and double glazing throughout. Apartment 2H would suit owner-occupiers or investors seeking a low-maintenance property in a popular Ramsbottom location.

Attractive vendor incentives available, which may include contributions towards stamp duty, or legal fees, or a gifted deposit, or management fee contribution, helping to reduce the overall cost of purchasing.

Entrance

Oak wood fire door to side elevation with ceiling light, cloakroom housing meters with light,

Hallway

23'7 x 4'11 (7.19m x 1.50m)
Fitted with an electric heater, central ceiling lights and a storage cupboard.

Lounge

12 x 17'7 (3.66m x 5.36m)
Double glazed windows to rear elevation with fitted blinds and French doors to rear elevation with stunning panoramic views over countryside, Holcombe hill and lodge, fitted with an electric fire with feature surround, central ceiling light, electric heater and toughened glass double doors leading into open plan kitchen diner.



Dining Room

8'11x 11'2 (2.72mx 3.40m)
Double glazed windows to the front and side elevation, central ceiling light and open plan to the kitchen area



Kitchen

12'1 x 11'2 (3.68m x 3.40m)
Double glazed windows to the front elevation, fitted with modern wall and base units in wooden effect and white colors with soft close doors , inset sink with mixer tap, contrasting worktops and splash back, four ring induction hob with modern extractor above, integrated oven, microwave, dishwasher and fridge freezer and inset spots.



Bedroom One

13'1 x 12'2 (3.99m x 3.71m)
Double glazed windows to rear elevation with stunning panoramic views over countryside, Holcombe hill and lodge, centre ceiling light, electric heater, with walk in wardrobe and access to ensuite.



En-suite

6'7 x 5'6 (2.01m x 1.68m)
Partially tiled with a three piece bathroom suite comprising of a thermostatic shower with a glass enclosure, hand wash basin with pedestal and low level WC, also with a heated towel rail.

Bedroom Two

12'11 x 11'11 (3.94m x 3.63m)
Double glazed windows to front elevation, centre ceiling light, electric heater, with fitted wardrobe and access to ensuite.



En-suite

6'3 x 11 (1.91m x 3.35m)
Partially tiled with a four piece bathroom suite comprising of a thermostatic shower with a glass concertina door, panel enclosed bath, hand wash basin with vanity and low level WC, also with a heated towel rail.

WC

5 x 4'5 (1.52m x 1.35m)
Partially tiled with a two piece bathroom suite comprising of a hand wash basin with vanity and low level WC.

Views



Front External

The property sits in private grounds and are maintained to a high standard, offering allocated parking for two vehicles and stunning views over lodge and surrounding countryside.