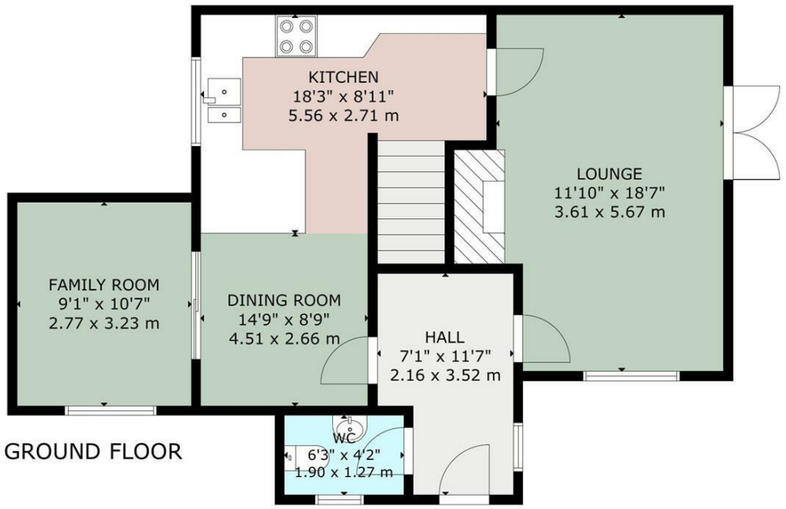
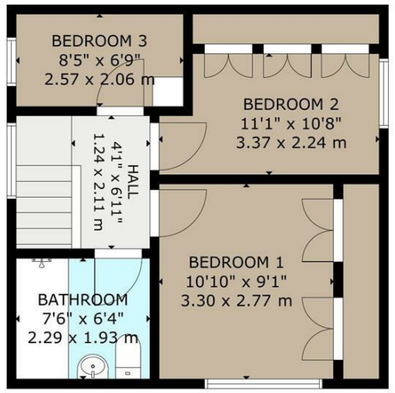


GROUND FLOOR



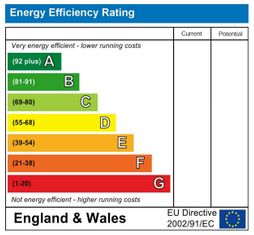
FIRST FLOOR

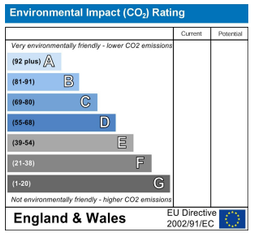
GROSS INTERNAL AREA
TOTAL: 97 m²/1,054 sq ft
GROUND FLOOR: 64 m²/694 sq ft, FIRST FLOOR: 33 m²/360 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

CHARLES LOUIS
HOMES LIMITED

Directions

Postcode - BL0 9LJ What3words - ///stage.riverbank.dollsv





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.

CHARLES LOUIS
HOMES LIMITED

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

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

2 Cotswold Close

Ramsbottom, Bury, BL0 9LJ

Offers over £360,000

3 2 2

- **Extended three-bedroom family home**
- **Generous and well-presented lounge**
- **Additional family room overlooking the rear garden**
- **Enclosed, low-maintenance rear garden**
- **Situated on the popular Whittingham Drive estate**
- **Modern fitted kitchen/diner**
- **Downstairs WC and family bathroom**
- **Tenure - Leasehold, Council Tax - Bury band C, EPC rating awaiting**

2 Cotswold Close

Ramsbottom, Bury, BL0 9LJ

This extended three-bedroom family home is situated on the popular Whittingham Drive estate in Ramsbottom and offers spacious, well-presented accommodation ideally suited to modern family living.

The ground floor comprises an entrance porch and hallway, a generous lounge and a modern fitted kitchen/diner providing plenty of space for cooking, dining and entertaining. The kitchen/diner leads through to an additional family room with direct access to the rear garden, while a downstairs WC completes the ground-floor accommodation.

To the first floor are three bedrooms, two of which benefit from fitted storage, together with a family bathroom. Externally, the property has an enclosed, low-maintenance rear garden featuring an artificial lawn, paved seating areas and a useful garden shed.

The property is conveniently positioned for Ramsbottom's range of shops, restaurants and amenities, along with nearby schools and transport links to Bury and surrounding areas.

Entrance Porch

A useful entrance porch providing space for coats and footwear, with a door leading into the hallway.

Entrance Hallway

Providing access to the principal ground-floor rooms, downstairs WC and staircase leading to the first floor.

Downstairs WC

6'3 x 4'2 (1.91m x 1.27m)
Fitted with a low-level WC and wash hand basin.

Lounge

11'10 x 18'7 (3.61m x 5.66m)
A particularly spacious reception room with windows to two elevations, allowing plenty of natural light. The room provides ample space for a range of seating and freestanding furniture.

Kitchen Diner

18'3 x 8'11, 14'9 x 8'9 (5.56m x 2.72m, 4.50m x 2.67m)
A generous kitchen and dining space fitted with a range of modern wall and base units, complemented by wood-effect work surfaces. There is an inset sink, integrated double oven, gas hob with extractor above and space for further appliances. A breakfast bar provides additional preparation space and informal seating, while the dining area comfortably accommodates a family dining table and chairs.

Family Room

9'1 x 10'7 (2.77m x 3.23m)
A bright and versatile additional reception room featuring a rooflight and glazed doors opening onto the rear garden. Ideal for use as a family sitting room, playroom or entertaining space.

First-Floor Landing

4'1 x 6'11 (1.24m x 2.11m)
Providing access to all three bedrooms and the family bathroom, with a window bringing natural light onto the landing.

Bedroom One

11'1 x 10'8 (3.38m x 3.25m)
A good-sized double bedroom with fitted wardrobes and overhead storage, together with a window overlooking the surrounding area.

Bedroom Two

10'10 x 9'1 (3.30m x 2.77m)
A further well-proportioned bedroom with an entrance recess, fitted storage and a window providing plenty of natural light.

Bedroom Three

8'5 x 6'9 (2.57m x 2.06m)
A single bedroom suitable for a child's room, nursery or home office, with useful overhead storage.

Family Bathroom

7'6 x 6'4 (2.29m x 1.93m)
Fitted with a three-piece suite comprising a panelled bath with shower above, pedestal wash hand basin and low-level WC. Finished with tiled walls and a window providing natural light and ventilation.

Rear Garden

An enclosed and low-maintenance rear garden incorporating an artificial lawn and paved seating areas, providing space for outdoor dining and children's play. A timber garden shed offers useful external storage.

Front Garden and Driveway

The property occupies a generous corner plot with a lawned front garden, established hedging and paved pathways. An extensive imprinted concrete driveway provides ample off-road parking, with gated access to the side of the property