

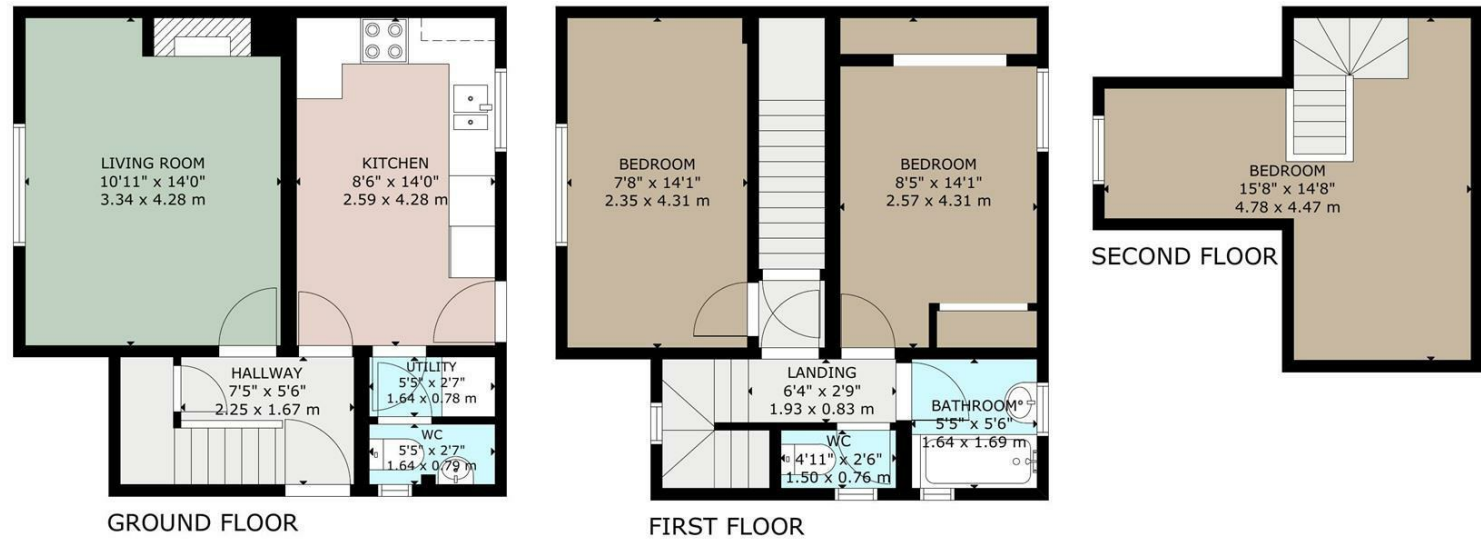


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

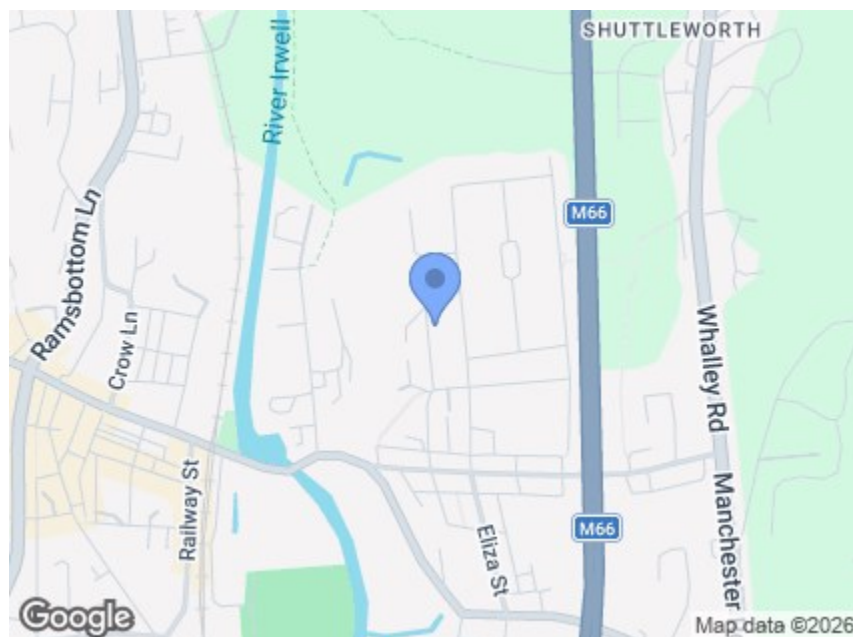
CHARLES LOUIS

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HOMES LIMITED

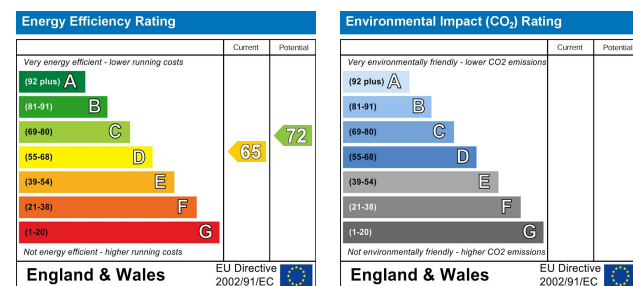


GROSS INTERNAL AREA
TOTAL: 85 m²/915 sq.ft
GROUND FLOOR: 35 m²/378 sq.ft, FIRST FLOOR: 35 m²/381 sq.ft, SECOND FLOOR: 15 m²/156 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - BL0 0BA What three words -
///discusses.quicker.fellow



54 Fern Street
Ramsbottom, Bury, BL0 0BA
£200,000



- Three-bedroom end-terrace property arranged over three floors
- Ground floor WC and separate utility space
- Large third bedroom occupying the second floor
- Convenient location close to Ramsbottom town centre and amenities
- Spacious living room and fitted kitchen
- Two bedrooms and bathroom to the first floor
- Practical and flexible accommodation throughout
- Tenure - Freehold, Council Tax - Bury band A, EPC rated D

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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54 Fern Street

Ramsbottom, Bury, BL0 0BA

A popular residential area of Ramsbottom, 54 Fern Street is a well-proportioned and deceptively spacious three-bedroom end-terrace home, arranged over three floors and offering flexible accommodation ideal for first-time buyers, growing families, or investors alike.

The ground floor opens into a welcoming hallway leading through to a generously sized living room, positioned to the front of the property and offering comfortable space for everyday living. To the rear sits a fitted kitchen with a practical layout and direct access to a useful utility area and ground floor WC — ideal for modern day-to-day convenience.

To the first floor are two bedrooms, both well-proportioned and served by a family bathroom, while a further separate WC adds additional practicality. The second floor hosts a spacious third bedroom, creating an ideal main bedroom, guest suite, or home office with excellent privacy.

The property offers versatile living space in a convenient location close to local amenities, schools, transport links and Ramsbottom town centre.

Hallway

A welcoming entrance hallway providing access to the living room, kitchen, and staircase to the upper floors.

Living Room

10'11" x 14'0" (3.33m x 4.27m)

A generously sized reception room positioned to the front of the property, offering ample space for seating and living furniture with natural light from the front window.



Kitchen

8'6" x 14'0" (2.59m x 4.27m)

Located to the rear, the kitchen is fitted with a range of units and work surfaces, providing good storage and preparation space. The layout allows for efficient everyday use and gives access to the utility area.



Utility Room

5'5" x 2'7" (1.65m x 0.79m)

A practical addition offering space for appliances and additional storage.

WC

5'5" x 2'7" (1.65m x 0.79m)

Convenient ground floor WC comprising a low-level WC and wash hand basin.

First Floor Landing

Providing access to two bedrooms, the bathroom, separate WC, and staircase to the second floor.

Bedroom Two

7'8" x 14'1" (2.34m x 4.29m)

A well-proportioned bedroom suitable for a single or double bed, with space for bedroom furniture.



Bedroom Three

8'5" x 14'1" (2.57m x 4.29m)

Another generously sized bedroom, ideal as a guest room, child's bedroom, or home office.



Bathroom

5'5" x 5'6" (1.65m x 1.68m)

Fitted with a bath and wash hand basin, forming the main family bathroom.



WC

4'11" x 2'6" (1.50m x 0.76m)

Separate WC, providing additional convenience for family living.

Second Floor - Bedroom One

15'8" x 14'8" (4.78m x 4.47m)

A spacious top-floor bedroom offering excellent proportions and versatility, ideal as a principal bedroom with room for wardrobes and additional furniture.



Externally

