

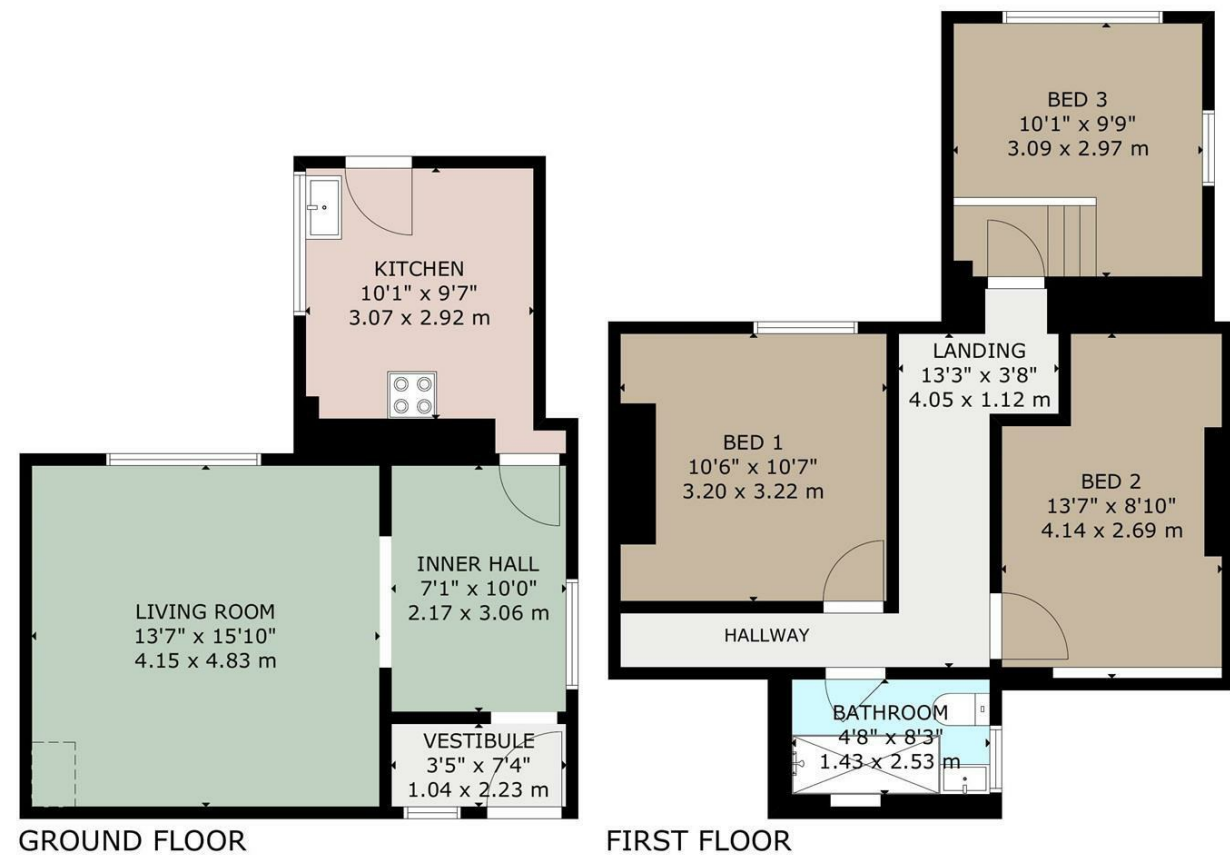


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

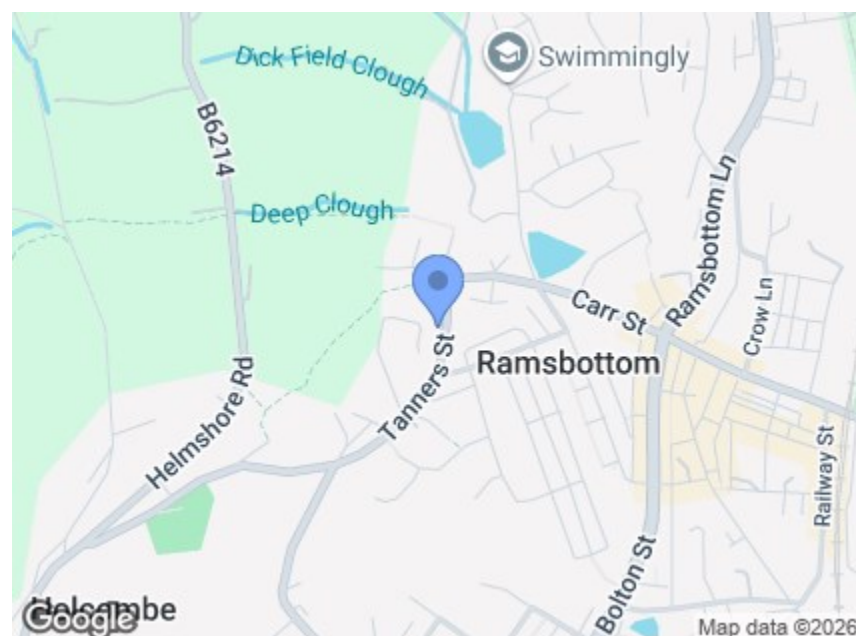
# CHARLES LOUIS

HOMES LIMITED

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)

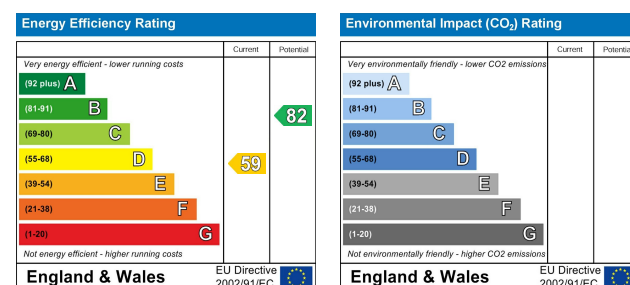


GROSS INTERNAL AREA  
TOTAL: 87 m<sup>2</sup>/936 sq ft  
GROUND FLOOR: 39 m<sup>2</sup>/419 sq ft, FIRST FLOOR: 48 m<sup>2</sup>/517 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

Postcode - BL0 9ES What3words -  
///ordinary.mega.immunity



12a Tanners Street  
Ramsbottom, Bury, BL0 9ES

Price guide £300,000



- Beautifully renovated three-bedroom character home
- Spacious lounge with feature log-burning stove
- Stunning countryside views over Ramsbottom
- Private paved courtyard garden ideal for outdoor seating
- Sold with No Onward Chain
- Modern fitted kitchen with integrated appliances
- Stylish contemporary bathroom with quality finishes
- Tenure - Freehold, Council Tax - Bury band A, EPC rated D

# 12a Tanners Street

Ramsbottom, Bury, BL0 9ES

**\*\*SOLD WITH NO ONWARD CHAIN\*\*THREE BEDROOM STONE END TERRACE, FULLY REFURBISHED THROUGHOUT\*\*STUNNING COUNTRYSIDE VIEWS\*\*A beautifully renovated and deceptively spacious three-bedroom character property, positioned in a sought-after location just a short walk from Ramsbottom village.**

Finished to an excellent standard throughout, the property seamlessly blends modern living with charming period features, including exposed beams and a feature log-burning stove. The accommodation offers well-proportioned living space, a contemporary fitted kitchen, three bedrooms arranged over the upper floors, and a stylish family bathroom.

Externally, the property benefits from a private paved courtyard garden, providing a low-maintenance outdoor space ideal for seating and entertaining.

Ideally located within walking distance of Ramsbottom's vibrant centre, the property enjoys easy access to independent shops, cafes, restaurants and excellent transport links, as well as nearby countryside walks.

## Entrance Vestibule

3'5 x 7'4 (1.04m x 2.24m)

Welcoming entrance with access into the main living accommodation, finished in neutral tones.

## Dining Room/Office

7'1 x 10'0 (2.16m x 3.05m)

Open access from the living room, ideal for dining or additional seating, offering flexibility for modern living.

## Living Room

13'7 x 15'10 (4.14m x 4.83m)

A bright and spacious reception room featuring a charming log-burning stove with timber mantle, creating a focal point to the room. Large window provides natural light, with ample space for lounge furnishings.

## Alternative View

## Kitchen

10'1 x 9'7 (3.07m x 2.92m)

Modern fitted kitchen with a range of wall and base units, complementary work surfaces and integrated oven, hob and extractor. Stylish herringbone flooring and ample workspace make this a practical yet attractive space.

## Bedroom One

10'6 x 10'7 (3.20m x 3.23m)

A well-proportioned double bedroom to rear elevation with high ceilings and large windows, creating a light and airy feel.

## Bedroom Two

13'7 x 8'10 (4.14m x 2.69m)

Another generous bedroom to front elevation with stunning views, ideal as a guest room or second double, offering versatility for a range of buyers.

## Bedroom Three

10'1 x 9'9 (3.07m x 2.97m)

A comfortable third bedroom to rear elevation with stunning views, perfect as a nursery, home office or dressing room.

## Bathroom

4'8 x 8'3 (1.42m x 2.51m)

Contemporary bathroom fitted with a three-piece suite including bath with overhead shower, vanity unit and WC. Finished with modern tiling and quality fittings.

## Rear Garden

Private paved courtyard garden enclosed by stone walls, offering a low-maintenance outdoor space ideal for seating and entertaining.

## Alternative View

## Front Elevation

Set behind stone wall with gated access and stepped pathway leading to front door.