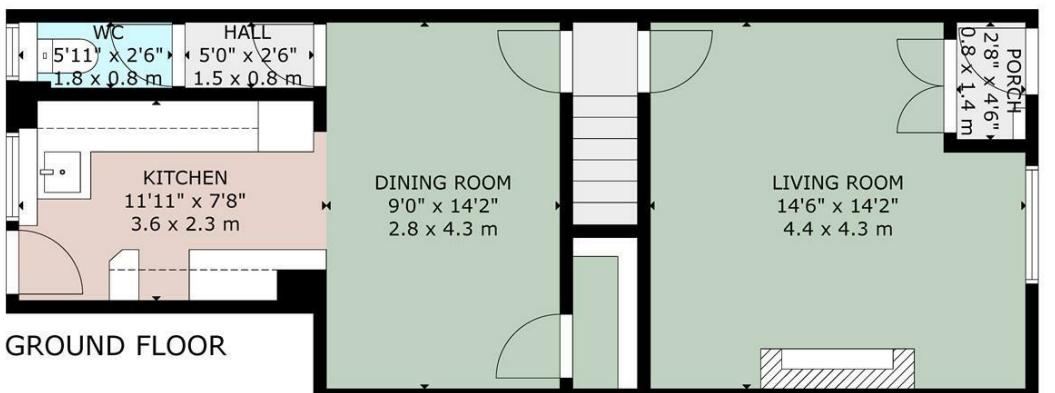




FIRST FLOOR

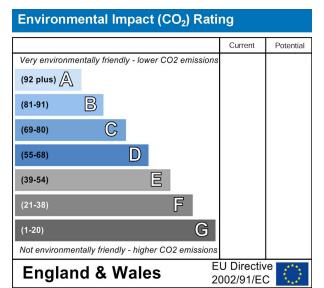
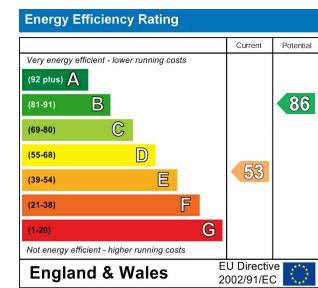
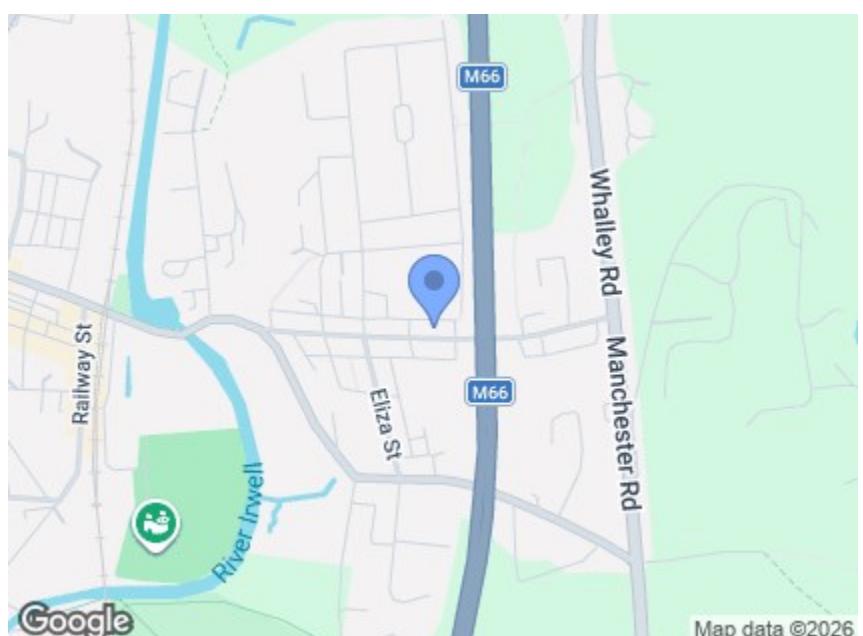


GROUND FLOOR

GROSS INTERNAL AREA
TOTAL: 81 m²/874 sq ft
GROUND FLOOR: 46 m²/494 sq ft, FIRST FLOOR: 35 m²/380 sq ft
EXCLUDED AREAS: PORCH: 1 m²/12 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

Directions

Postcode - BL0 0AZ What3words - ///gallons.decide.pave



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



111 Peel Brow
Ramsbottom, Bury, BL0 0AZ

Offers over £220,000



- Two bedroom mid terrace property
- Open plan dining area
- Generous principal bedroom with fitted wardrobes
- Enclosed low maintenance rear courtyard
- Spacious lounge with feature fireplace
- Fitted kitchen with rear access
- Three piece family bathroom
- Tenure - Freehold, Council Tax - Bury band B, EPC rated E

111 Peel Brow

Ramsbottom, Bury, BL0 0AZ

This well presented two bedroom mid terrace offers generous living accommodation, neutral décor throughout and a private enclosed rear courtyard.

The property is approached via a low maintenance paved frontage and stone façade, creating an attractive first impression. Internally, the accommodation is well proportioned and ideal for first time buyers, downsizers or buy to let investors.

The ground floor features a spacious lounge with large front facing window allowing excellent natural light, decorative arch alcoves and a feature fireplace forming the focal point of the room. To the rear, an open plan dining area leads seamlessly into the kitchen, creating a sociable layout suited to modern living.

The fitted kitchen offers ample wall and base units, generous worktop space and direct access to the rear yard.

To the first floor are two well proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, and a second bedroom ideal as a nursery, guest room or home office. The bathroom is fitted with a three piece suite including panelled bath with shower over, wash basin and WC.

Externally, the property benefits from an enclosed rear courtyard with gated access, providing private outdoor space with minimal maintenance.

A superb opportunity to acquire a spacious mid terrace home in a convenient location.

Entrance Vestibule

2'8 x 4'6 (0.81m x 1.37m)

Accessed via a front entrance door leading into the main living accommodation

Lounge

14'6 x 14'2 (4.42m x 4.32m)

A bright and spacious reception room featuring a large front facing window, neutral décor and a feature fireplace with decorative surround. Arch alcoves add character while the generous proportions allow for flexible furniture arrangement.



Dining Room

9 x 14'2 (2.74m x 4.32m)

Open plan from the lounge, providing ample space for a dining table and chairs. Ideal for entertaining and family meals, with access through to the kitchen.



Kitchen

11'11 x 7'8 (3.63m x 2.34m)

Fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. Stainless steel sink with drainer, space for freestanding appliances and a rear door providing access to the courtyard.



Downstairs WC

5'11 x 2'6 (1.80m x 0.76m)

First Floor Landing

3 x 8 (0.91m x 2.44m)

Providing access to all first floor rooms.

Bedroom One

14'6 x 14'1 (4.42m x 4.29m)

A spacious double bedroom positioned to the front of the property, benefiting from fitted wardrobes and a large window allowing plenty of natural light.



Bedroom Two

16'6 x 9 (5.03m x 2.74m)

A well proportioned second bedroom overlooking the rear, ideal as a nursery, guest room or home office.



Family Bathroom

6'1 x 6'11 (1.85m x 2.11m)

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash basin and WC. Tiled walls and opaque window for natural light and ventilation.



Externally

To the front is a paved garden area with stone boundary wall. To the rear is an enclosed courtyard with gated access, offering private outdoor space.

