



Charles Louis Homes Ltd  
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# CHARLES LOUIS

HOMES LIMITED

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No. 14 Fletcher Close, Ramsbottom, BL0 0FU

Offers in the region of £625,000



**\*\*IMMACULATE FIVE BEDROOM DETACHED TOWNHOUSE\*\* LOCATED IN A QUIET & WELL SOUGHT AFTER AREA\*\* LARGE GARDEN & STUNNING VIEWS OVER HOLCOMBE HILL\*\*** Occupying an enviable position within a sought-after modern development, this beautifully presented and deceptively spacious family home offers versatile accommodation arranged over three floors, finished to a high standard throughout. Designed for modern living, the property combines generous room sizes, stylish interiors, and a stunning tiered rear garden, making it an ideal home for growing families or those seeking flexible living space.

The ground floor provides a welcoming entrance hallway with access to an integral garage and a well-proportioned bedroom, complete with en-suite shower room—ideal for guests, older children, or multigenerational living.

To the first floor, the heart of the home is revealed with a contemporary open-plan kitchen and lounge, flooded with natural light and perfect for everyday living and entertaining. A separate dining room offers a more formal space for family meals or entertaining, while a WC completes this level.

The second floor hosts four well-sized bedrooms, including a principal bedroom and second bedroom both with en-suite shower rooms, alongside a modern family bathroom. Each room is finished in neutral, modern tones, offering a move-in-ready finish throughout.

Externally, the property boasts an impressive tiered rear garden with multiple seating areas, landscaped planting, and far-reaching views—an ideal space for outdoor entertaining and relaxation. The home is well positioned for access to Ramsbottom, local schools, amenities, and transport links, while also being close to open countryside.



- Immaculate modern family home set over three floors
- Contemporary open-plan kitchen, separate utility and snug area
- Integral garage and entrance-level bedroom suite
- Popular residential location close to Ramsbottom and countryside
- Five bedrooms, including three with en-suite shower rooms
- Separate dining room and lounge, ideal for entertaining
- Stunning tiered rear garden with multiple seating areas
- Tenure - Freehold, Council Tax - Bury band G, EPC rated B