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CHARLES LOUIS

HOMES LIMITED



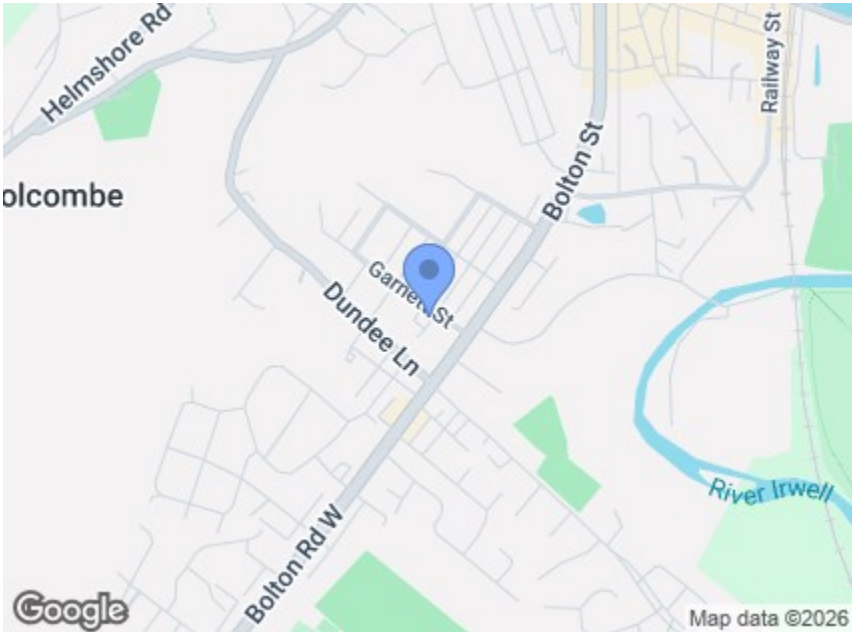
7 Garnett Street

Ramsbottom, Bury, BL0 9JW

Price guide £375,000

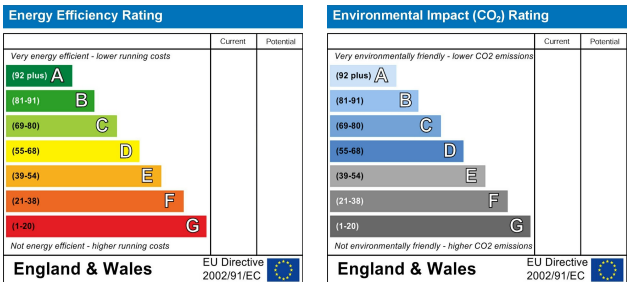


- Spacious & well presented period four-bedroom end terrace
- Original features throughout with fireplaces & high ceilings
- Sold with no onward chain
- Enclosed low-maintenance rear courtyard with storage
- Located in a quiet & well sought after area
- Two reception rooms & separate kitchen
- Converted loft providing fourth bedroom & two bathrooms
- Tenure - Leasehold, Council Tax - Bury band C, EPC rated awaiting



Directions

Postcode - BL0 9JW What3words -
///angle.pipeline.majors



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****SOLD WITH NO ONWARD CHAIN**WELL PRESENTED FOUR BEDROOM PERIOD END TERRACED PROPERTY**ORIGINAL FEATURES THROUGHOUT**Charles Louis Homes are delighted to present this deceptively spacious four-bedroom end terrace property, ideally positioned within walking distance of Ramsbottom village and its fantastic range of amenities, bars and restaurants. Offering generous accommodation set over three floors, this characterful home blends period charm with modern upgrades, making it an ideal purchase for growing families.**

The ground floor boasts a welcoming entrance hallway with original features, leading into a bright and spacious bay-fronted living room complete with feature fireplace. To the rear, a well-proportioned kitchen/diner provides ample worktop and storage space along with room for dining, with access out to the enclosed rear courtyard.

To the first floor are three well-sized bedrooms alongside a stylish, modern family bathroom fitted with a contemporary suite. The second floor reveals a superb converted loft room, creating a spacious fourth bedroom with excellent versatility.

Externally, the property benefits from a low-maintenance enclosed rear courtyard with useful storage, ideal for outdoor seating and entertaining.

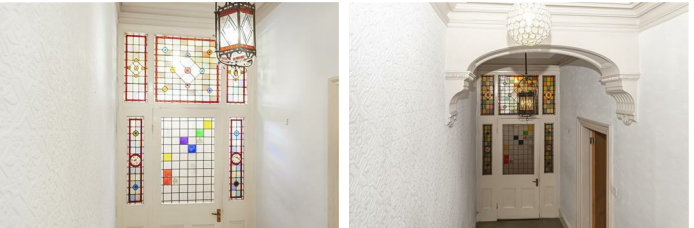
This fantastic home offers generous living space, character features and a highly sought-after location, making early viewing essential.

Porch

4'8 x 5'6 (1.42m x 1.68m)
Access through to entrance hallway

Entrance Hallway

23'2 x 5'6 (7.06m x 1.68m)
A welcoming entrance space featuring original character details, staircase to the first floor and access to principal rooms.



Cellar

12'10 x 13'1 (3.91m x 3.99m)



Living Room

14'9 x 14'9 (4.50m x 4.50m)
A bright and spacious lounge with high ceilings, feature fireplace and ample space for furnishings, creating a cosy yet airy living space.



Reception Room Two

13'10 x 14'9 (4.22m x 4.50m)
A bright and spacious second reception room to rear of property with high ceilings, log burner and ample space for furnishings, living space could be used as dining room or second lounge.



Kitchen

14'2 x 11'11 (4.32m x 3.63m)
A well-proportioned kitchen fitted with a range of wall and base units, complementary work surfaces and integrated appliances, with space for a dining table and access to the rear courtyard.



First Floor Landing

Providing access to three bedrooms and the family bathroom, with stairs leading to the second floor.

Bedroom One

13'9 x 14'2 (4.19m x 4.32m)
A spacious double bedroom with ample room for freestanding furniture and a pleasant outlook.



Bedroom Two

13'6 x 11'11 (4.11m x 3.63m)
A further well-sized double bedroom, ideal for guests or family use.



Bedroom Three

9'8 x 7'8 (2.95m x 2.34m)
A good-sized single room, perfect as a child's bedroom, nursery or home office.



Family Bathroom

11'7 x 7'4 (3.53m x 2.24m)
A modern and stylish bathroom fitted with a contemporary suite including bath with shower over, wash hand basin and WC, complemented by modern tiling and fittings.



Shower Room

9'2 x 6'7 (2.79m x 2.01m)
Fitted with a three piece bathroom, including walk in shower, wash hand basin with vanity unit and WC, complemented by modern tiling and fittings.



Second Floor / Bedroom Four

14'2 x 19'2 (4.32m x 5.84m)
A generous loft conversion offering a versatile fourth bedroom with ample floor space, ideal as a principal bedroom, guest suite or home office.



External

To the rear is an enclosed courtyard garden, designed for low maintenance and offering space for outdoor seating, along with useful storage. The property enjoys a convenient position close to Ramsbottom village and local amenities.

