

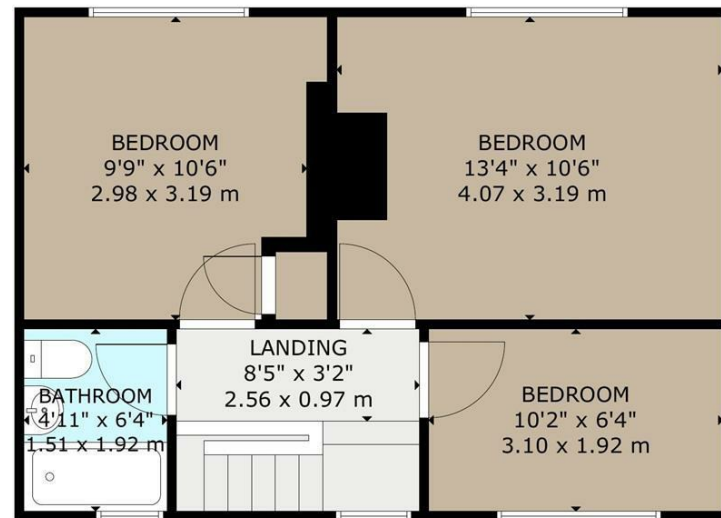
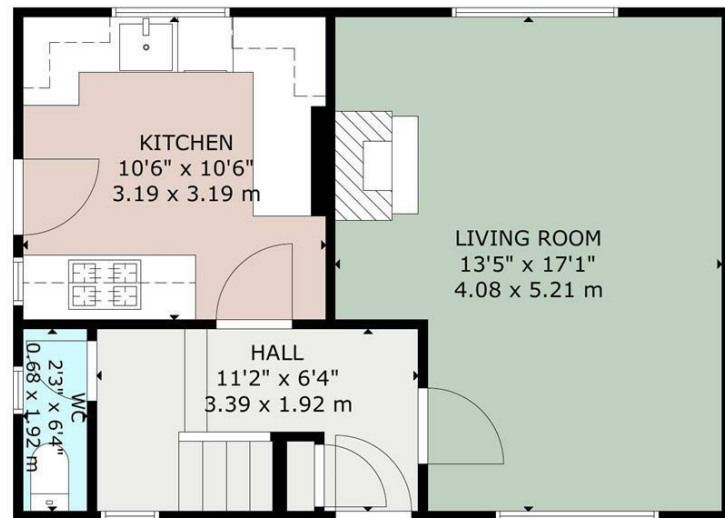


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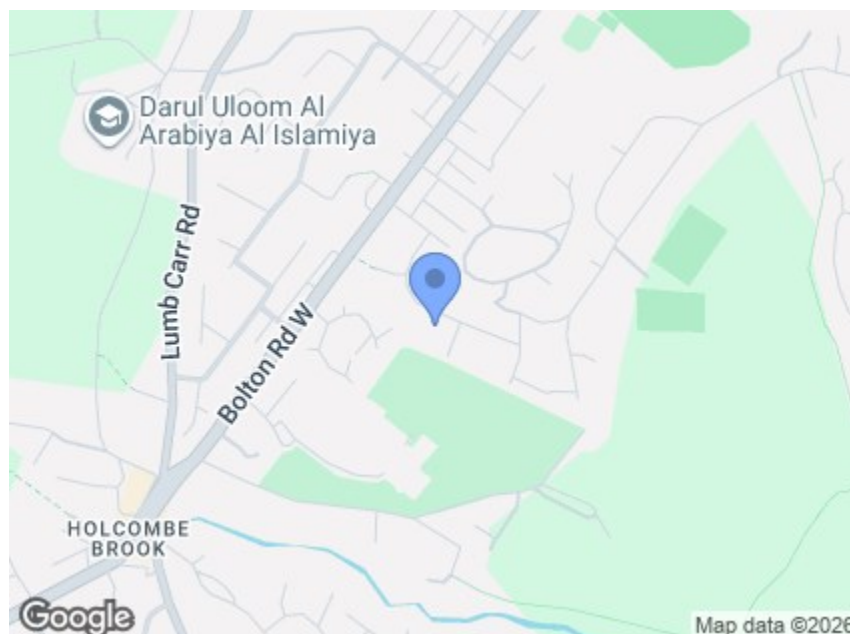
CHARLES LOUIS

HOMES LIMITED

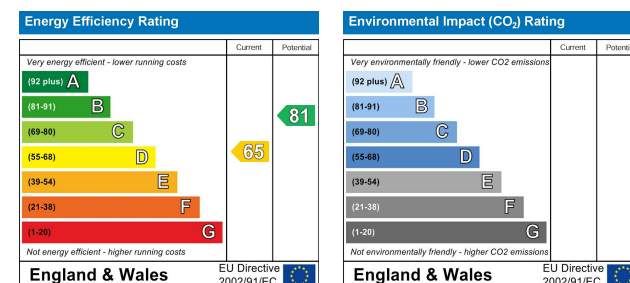
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GROSS INTERNAL AREA
TOTAL: 76 m²/826 sq.ft
GROUND FLOOR: 38 m²/413 sq.ft, FIRST FLOOR: 38 m²/413 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions



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.



24 Lancaster Avenue

Ramsbottom, Bury, BL0 9QA

Offers over £240,000



- Well Presented Three Bedroom Semi Detached Property
- Situated In A Quiet & Well Sought After Location
- Ideal For First Time Buyers & Investors
- Close To Local Amenities, Transport Links & Countryside Walks
- Sold With No Onward Chain
- Gas Central Heating & Double Glazing Throughout
- Set on A Corner Plot With Large Garden To Rear
- A Must See!! To Appreciate Size, Location & Finish Of Property

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24 Lancaster Avenue

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****WELL PRESENTED THREE BEDROOM SEMI DETACHED**SOLD WITH NO ONWARD CHAIN**LARGE GARDEN & DECKED PATIO**LOCATED IN A QUIET & WELL SOUGHT AFTER CUL-DE-SAC****Charles Louis Homes are delighted to bring to the market this well presented three bedroom semi detached property, sold with no onward chain. The property in brief comprises of lounge, kitchen and downstairs WC, to the ground floor. To the first floor there are three well proportioned bedrooms, family bathroom and loft which is boarded and pull down ladder. The property benefits from double glazing and gas central heating throughout. Externally, there is a large garden to the rear with a decked patio area and lawn and gated access to the front. The property is located in a well sought after area and close to local amenities, transport links, schools and countryside walks and parks. A Must See!! To appreciate size, finish and location.

Hallway

uPVC door leading into hallway with access to downstairs accommodation and stairs leading to first floor

Lounge

13'5 x 17'1 (4.09m x 5.21m)
uPVC double glazed windows to front and rear elevation, fitted with a feature electric fire, gas central heating radiators, centre ceiling light



Kitchen

10'6 x 10'6 (3.20m x 3.20m)
uPVC double glazed window to rear elevation, overlooking garden, fitted with a range of wall and base units, inset sink and mixer tap with complimentary work tops, four ring gas hob with integrated oven and extractor above, space for fridge freezer, space for washing machine, lino flooring, gas central heating radiator, inset spots and door to side elevation leading into garden.



Downstairs WC

2'3 x 6'4 (0.69m x 1.93m)
uPVC double glazed frosted window to side elevation, fitted with a low level WC, gas central heating radiator, inset spots and lino flooring.

Fist Floor

Leading off to bedrooms and family bathroom, inset spots and uPVC double glazed window to front elevation.

Master Bedroom

13'4 x 10'6 (4.06m x 3.20m)
uPVC double glazed window to rear elevation, gas central heating radiator and centre ceiling light.



Bedroom Two

9'9 x 10'6 (2.97m x 3.20m)
uPVC double glazed window to rear elevation, gas central heating radiator and centre ceiling light, storage cupboard and access to loft with pull down ladder.



Bedroom Three

10'2 x 6'4 (3.10m x 1.93m)
uPVC double glazed window to front elevation, gas central heating radiator and centre ceiling light.



Family Bathroom

4'11 x 6'4 (1.50m x 1.93m)
uPVC double glazed frosted window to front elevation, fitted with a three piece suite, comprising of low level WC, hand wash basin, panelled bath with shower above, part tiled walls, gas central heating radiator, lino flooring, insets spots.



Loft

Boarded loft with Velux window, lighting and pull down ladder.

Rear Garden

Large Private garden to rear with decked patio area, mainly laid to lawn, gated access to front.



Alternative View



Front External

Set behind a dwarf wall with pathway to front and rear garden, lawn and borders with mature bushes and trees