

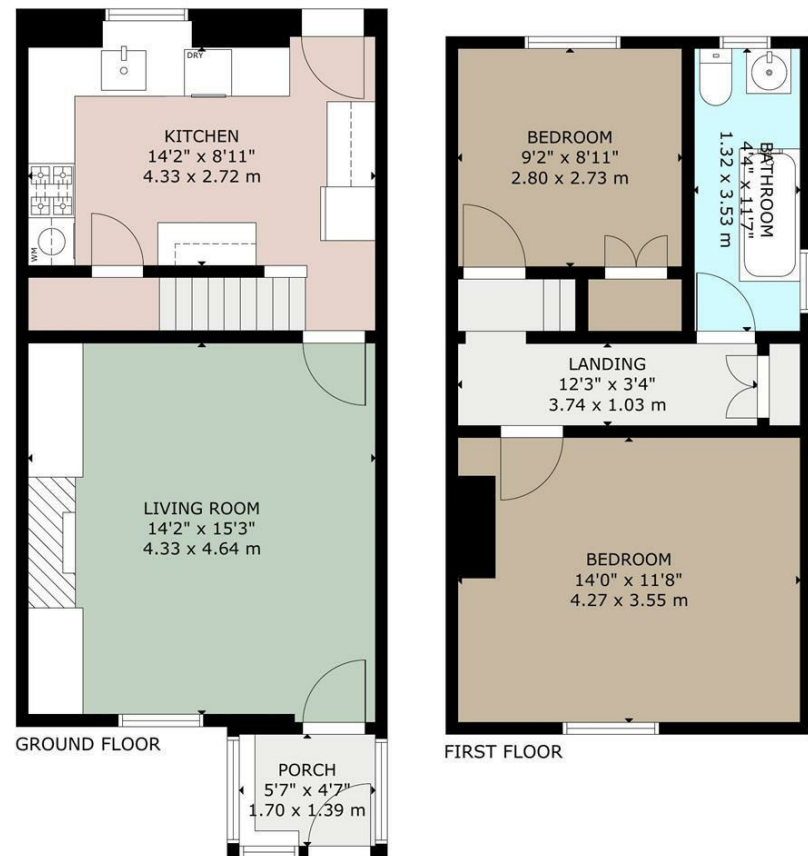


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

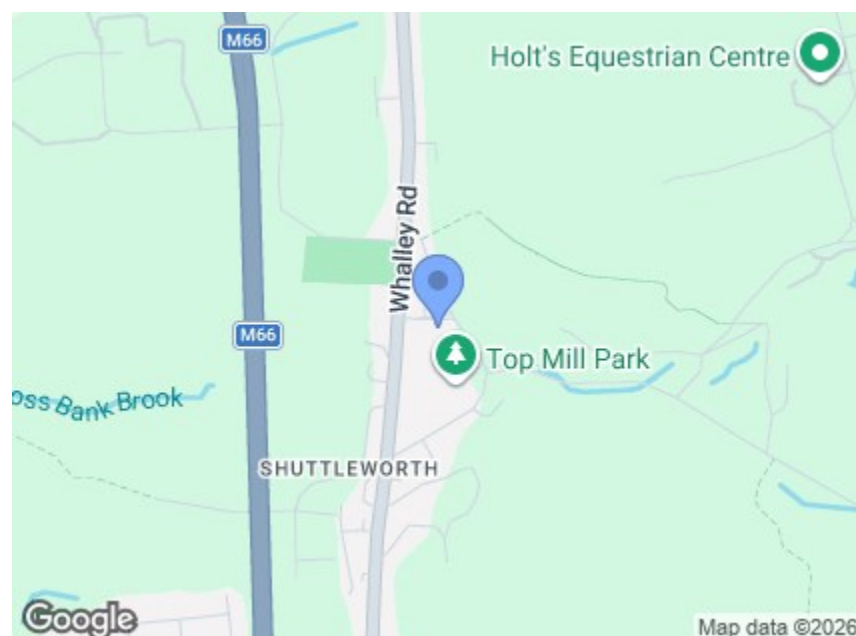
# CHARLES LOUIS

HOMES LIMITED

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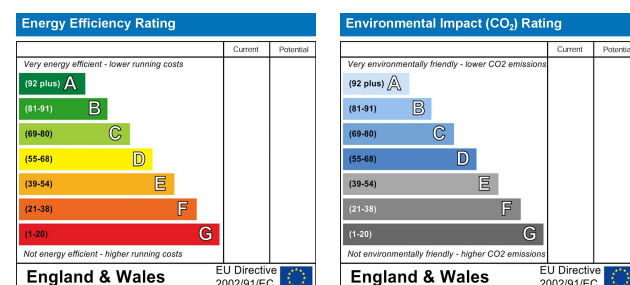


GROSS INTERNAL AREA  
TOTAL: 73 m<sup>2</sup>/782 sq.ft  
GROUND FLOOR: 37 m<sup>2</sup>/395 sq.ft, FIRST FLOOR: 36 m<sup>2</sup>/387 sq.ft  
EXCLUDED AREAS: PORCH: 2 m<sup>2</sup>/23 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

Postcode - BLO 0EE What3words -  
///park.windmill.eliminate



7 Edith Street  
Ramsbottom, Bury, BLO 0EE

Offers over £170,000



- Well presented two-bedroom stone-built mid-terrace property
- South facing garden with woodland valley views
- Sold with no onward chain
- Enclosed rear yard
- Peaceful and well sought after location
- Spacious living room with traditional features
- Excellent potential for modernisation
- Tenure - Leasehold, Council Tax - Bury band B, EPC rating awaiting

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.

# 7 Edith Street

Ramsbottom, Bury, BL0 0EE

**\*\*SOLD WITH NO ONWARD CHAIN\*\*TWO BEDROOM MID STONE COTTAGE\*\*IN NEED OF SOME MODERNISATION\*\*Charles Louis Homes are delighted to present this charming two-bedroom stone-built mid-terrace property, located in a highly sought-after area of Ramsbottom. Full of character and offering excellent potential, this home is ideal for first-time buyers, investors, or those looking to create a beautiful home in a popular setting.**

The ground floor features a spacious living room with a traditional feel, offering ample space for relaxation and entertaining. To the rear, a generously sized kitchen/diner provides a practical layout with plenty of storage and workspace, along with direct access to the rear yard.

To the first floor, the property offers two well-proportioned bedrooms, including a spacious main bedroom, alongside a family bathroom. The layout is well-balanced and lends itself to modernisation, allowing buyers to put their own stamp on the property.

Externally, the property benefits from a low-maintenance front forecourt and an enclosed rear yard area, while also enjoying a pleasant outlook to the front. Ideally positioned within walking distance of Ramsbottom town centre, with its array of independent shops, bars, and restaurants, as well as excellent transport links.

## Porch

5'7 x 4'7 (1.70m x 1.40m)

Entrance porch providing access into the main living accommodation.

## Living Room

14'2 x 15'3 (4.32m x 4.65m)

A spacious reception room with a traditional feel, offering ample room for seating and living furniture, with natural light from the front aspect.



## Kitchen / Diner

14'2 x 8'11 (4.32m x 2.72m)

A generous kitchen space fitted with a range of wall and base units, providing plenty of worktop space and room for dining. Access to the rear yard.



## First Floor Landing

Providing access to both bedrooms and the family bathroom.



## Bedroom One

14'0 x 11'8 (4.27m x 3.56m)

A large double bedroom positioned to the front of the property, offering plenty of space for furnishings.



## Bedroom Two

9'2 x 8'11 (2.79m x 2.72m)

A well-sized second bedroom overlooking the rear, suitable as a guest room, nursery, or home office.



## Bathroom

4'4 x 11'7 (1.32m x 3.53m)

Fitted with a three-piece suite comprising bath, wash hand basin, and WC.



## Front Terrace

Low-maintenance forecourt garden with a pleasant outlook.



## Rear Yard

Enclosed rear yard, ideal for outdoor seating or low-maintenance use.

