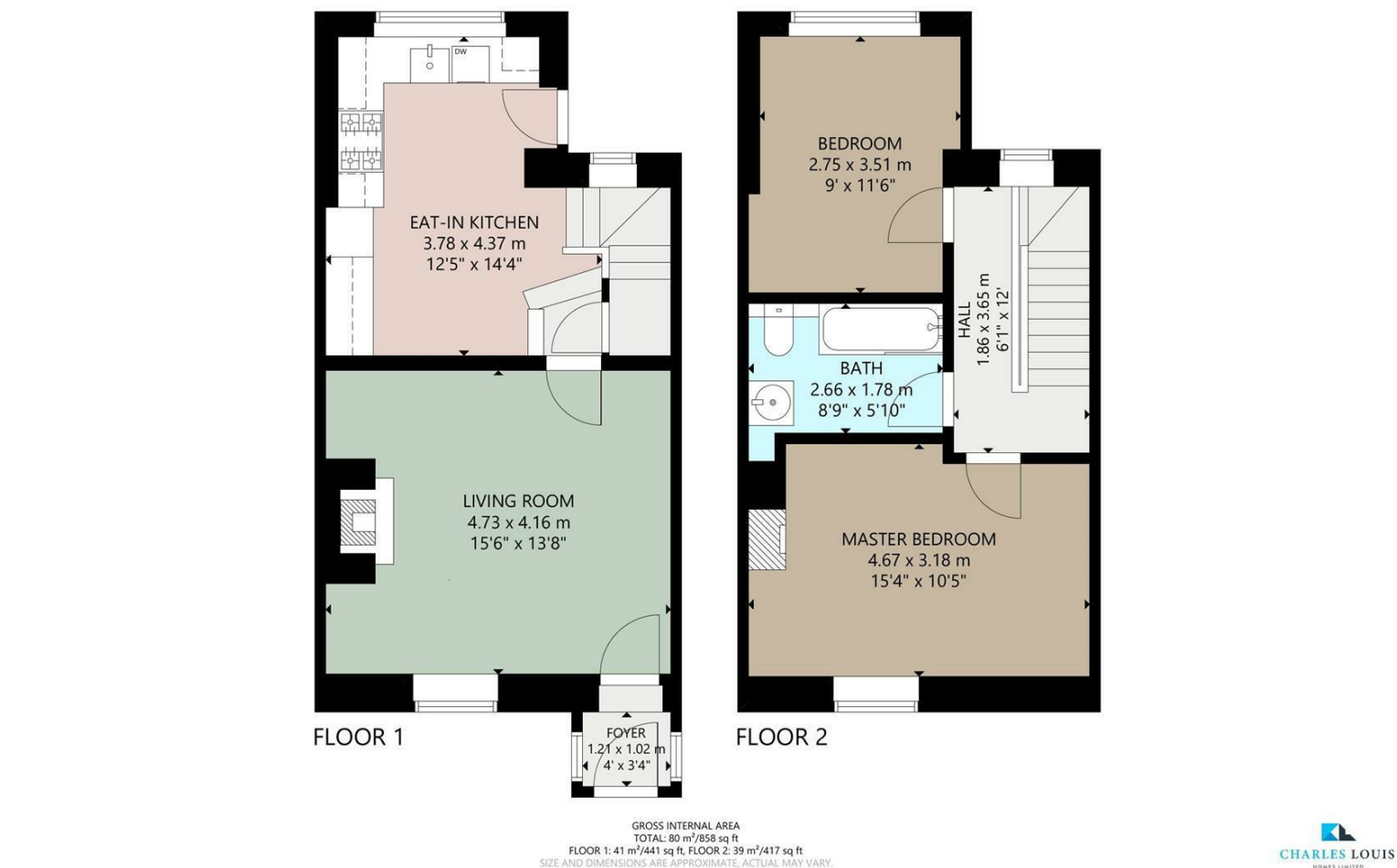
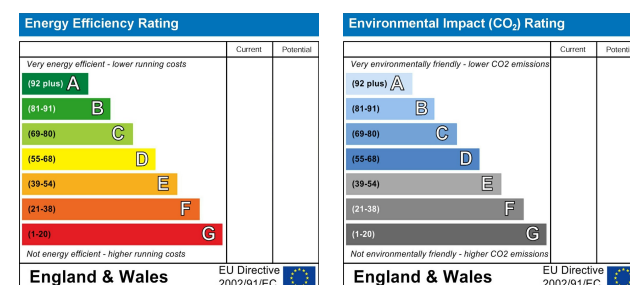




Directions

Postcode - BL8 4NN What3words - ///hunk.pose.ready



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.

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CHARLES LOUIS

HOMES LIMITED



No. 135 Lumb Carr Road
Holcombe, Bury, BL8 4NN

Price £299,950



- Immaculate Period Terraced Stone Cottage With Two Double Bedrooms
- Sold With No Onward Chain
- Quiet & Well Sought After Location, Close to Ramsbottom Town Centre
- Well Presented Flagged Patio Area To Rear
- Finished To A High Standard Throughout, With Stunning Views Over Holcombe Hill
- Modern Fitted Shaker Kitchen/Diner & Family Bathroom
- Gas Central Heating & Double Glazed Throughout
- A Must See!!! To Appreciate Charm & Size of Property

No. 135 Lumb Carr Road

Holcombe, Bury, BL8 4NN

A MUST SEE!!!**IMMACULATE TWO DOUBLE BEDROOM MID STONE COTTAGE**SOLD WITH NO ONWARD CHAIN**VIEWS OVERLOOKING HOLCOMBE HILL & SURROUNDING COUNTRYSIDE**FINISHED TO A HIGH STANDARD THROUGHOUT**A WELL SOUGHT AFTER LOCATION Charles Louis Homes are pleased to bring to the market this stunning two bedroom mid terraced cottage, which is immaculately presented and finished to a high standard throughout. The property is set in a very popular location, on the door step of Peel Tower, with stunning views. The property in brief comprises of entrance porch leading to the lounge and kitchen/diner. From the kitchen, the staircase leads up to first floor where you will find the Master bedroom, Bedroom two, and family bathroom. The property benefits from having a small terrace to rear and is located a small walk from Holcombe Hill. A Must See!!! Viewing is essential to appreciate finish, charm and location of this property.

Porch

With a front facing entrance door opening into porch, two side facing uPVC double glazed leaded windows, luxury vinyl click flooring and centre ceiling light.

Living Room

15'4 x 13'5 (4.67m x 4.09m)

With a front facing uPVC double glazed leaded window, laminate wood flooring, feature fireplace with gas fire, original beams to ceiling, gas central heating radiator, TV point, power point and centre ceiling light.

Open Plan Kitchen/Diner

15'3 x 14'1 (4.65m x 4.29m)

With a rear facing uPVC double glazed leaded window, fitted with a range of wall and base units, belfast sink with mixer tap, wooden worktops, space for range cooker with extractor hood above, splash back tiles, integrated dishwasher, integrated washer/dryer, integrated fridge/freezer, radiator, power points, original beams to ceiling, 2 x modern fitted ceiling lights, uPVC door to the side.

Landing

With a rear facing uPVC double glazed leaded window, leading off to two double bedrooms, family bathroom, power points, centre ceiling light and access to the loft.

Master Bedroom

15'3 x 10'4 (4.65m x 3.15m)

With a front facing uPVC double glazed leaded window, laminate wood flooring, original period feature fireplace, original beams to ceiling, gas central heating radiator, centre ceiling light, power points.

Bedroom Two

11'6 x 8'11 (3.51m x 2.72m)

With a rear facing uPVC double glazed leaded window with views overlooking countryside, laminate wood flooring, original beams to ceiling, gas central heating radiator, power points and centre ceiling light.

Family Bathroom

8'1 x 5'1 (2.46m x 1.55m)

Fitted with a modern three piece bathroom suite comprising of panel enclosed bath with shower above, low level WC and hand wash basin with vanity unit below, heated towel rail and extractor fan, inset spots, part tiled walls and luxury vinyl click flooring.

Rear Courtyard

Patio steps leading down to stone flagged courtyard.