

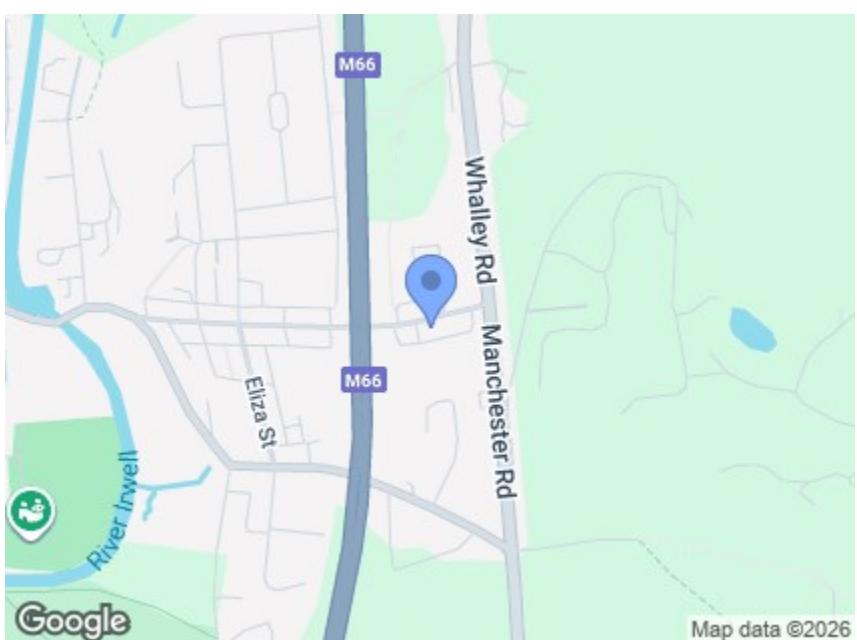


CHARLES LOUIS HOMES LIMITED



GROSS INTERNAL AREA
TOTAL: 161 m²/1,739 sq.ft
GROUND FLOOR: 88 m²/952 sq.ft, FIRST FLOOR: 73 m²/787 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

CHARLES LOUIS
HOMES LIMITED



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	63		
(39-54) E	47		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



170 Peel Brow
Ramsbottom, Bury, BL0 0AX

Price £390,000



- Well presented bay double fronted three bedroom detached bungalow
- Two light & airy reception rooms with conservatory overlooking garden
- Modern fitted shaker style kitchen & contemporary fitted bathroom
- Prime location close to Ramsbottom town centre, local amenities & excellent transport links
- Located in a quiet & well sought after area of ramsbottom
- Two large full access lofts with very good storage space
- Private stunning landscaped gardens, detached garage & driveway parking
- A Must See!!! To Appreciate size, finish & charm of property

170 Peel Brow

Ramsbottom, Bury, BL0 0AX

****STUNNING THREE BEDROOM DETACHED BUNGALOW****
GARDENS WITH DETACHED GARAGE & DRIVEWAY PARKING**
LOCATED IN A QUIET & WELL SOUGHT AFTER AREA**
A superbly three bedroom detached bungalow, offers stylish and comfortable living in the heart of Ramsbottom. Finished to a high standard, this attractive property is a move-in ready home with contemporary appeal, ideal for anyone downsizing, benefiting from gardens to front and rear, garage and driveway parking

The bungalow offers a welcoming lounge filled with natural light, leading through to a dining area and conservatory, overlooking the well maintained garden, modern fitted shaker style kitchen and quality fixtures. The stylish bathroom has also been tastefully renovated, offering a fresh and clean finish and two bedrooms downstairs. Upstairs, there is ample storage and a generously sized third bedroom/home office.

The property benefits from extra privacy and added outdoor space to the rear, offering a well maintained garden area ideal for summer evenings or weekend relaxing. The home also offers a driveway, detached garage and a quiet yet well-connected location.

Situated just a short stroll from Ramsbottom town centre, the property is ideally placed for access to a wide range of independent shops, award-winning eateries, schools, and scenic countryside walks. With excellent road and public transport links to Bury, Manchester, and beyond, 170 Peel Brow combines convenience, charm, and modern living in one fantastic package.

Hallway

5'11 x 11'3 (1.80m x 3.43m)
Door to front elevation with glass lead windows, stairs leading to third bedroom/home office and storage space, access to downstairs accommodation, centre ceiling light and gas central heating radiator

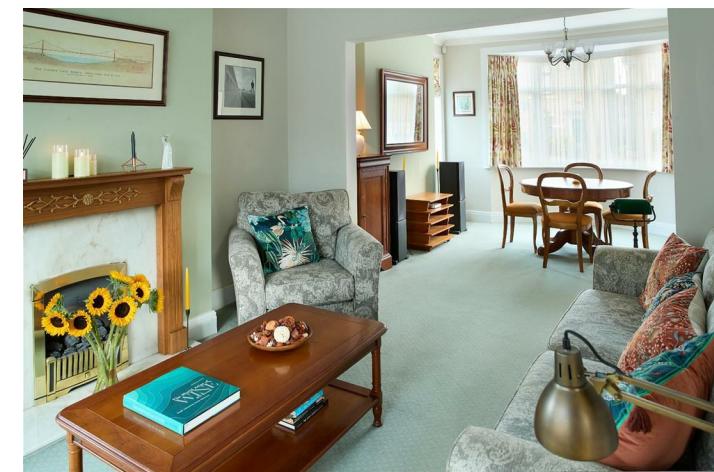
Dining Room

13'2 x 12'10 (4.01m x 3.91m)
Bay fronted with double glazed windows, double glazed window to side elevation, coving, centre ceiling light and gas central heating radiator, open plan through to living room and conservatory.



Living Room

12'1 x 21'3 (3.68m x 6.48m)
Double glazed window to side elevation, fitted with a gas coal fireplace with marble hearth and wood surround, coving, centre ceiling light and gas central heating radiator, access through to conservatory with views over rear garden



Alternative View



Conservatory

Double glazed windows with views overlooking well maintained garden, door leading out to garden with fitted blinds, wall lights and gas central heating radiator.

Kitchen

6'10 x 16'3 (2.08m x 4.95m)
Double glazed window to rear elevation overlooking the stunning garden, fitted with a range of shaker style wall and base units, with complimentary quartz works, inset sink with mixer tap, Neff four ring ceramic hob with Neff extractor above, integrated Neff oven and grill, fridge and freezer, integrated washing machine, centre ceiling lights, gas central heating radiator, oak wood effect laminate flooring and door leading out to rear garden and garage.



Alternative View



Bathroom

7'4 x 10'3 (2.24m x 3.12m)
Double glazed frosted window to rear elevation, fitted with a modern three piece suite, comprising of low level wc, hand wash basin with vanity unit, panelled bath with shower, fully tiled walls, laminate wood flooring, inset spots and gas central heating radiator.



Master Bedroom

13'1 x 12'10 (3.99m x 3.91m)
Bay fronted with double glazed windows, fitted wardrobes and drawers, centre ceiling light, gas central heating radiator and coving



Bedroom Two

7'9 x 10'4 (2.36m x 3.15m)
Double glazed window to side elevation, coving, gas central heating radiator and centre ceiling light.



First Floor

Leading off to third bedroom/home office and storage rooms



Bedroom Three/ Home Office

8'11 x 10'2 (2.72m x 3.10m)
Double glazed window to rear elevation, gas central heating radiator and centre ceiling light



Storage

19'7 x 25'0 & 13'1 x 21'5 (5.97m x 7.62m & 3.99m x 6.53m)

Rear Garden

The garden at this property is a truly picturesque retreat, combining lush greenery with thoughtful design. Featuring a high quality artificial lawn, vibrant plants, and carefully selected trees, it creates a tranquil space for relaxation or outdoor entertaining. The spacious patio area, complete with stylish furniture and a hanging chair, offers the perfect spot for al fresco dining or enjoying a peaceful moment. An array of colourful flowering plants adds charm, while the beautifully manicured layout ensures a welcoming atmosphere. The surrounding greenery provides privacy, making this garden an ideal sanctuary for unwinding. Whether for social gatherings or simply enjoying quiet moments in nature, this garden offers a stunning outdoor space that complements any lifestyle.



Alternative View



Front External

Set behind a dwarf wall, featuring a well maintained front garden with high quality artificial lawn, pathway to front door, driveway parking and detached garage