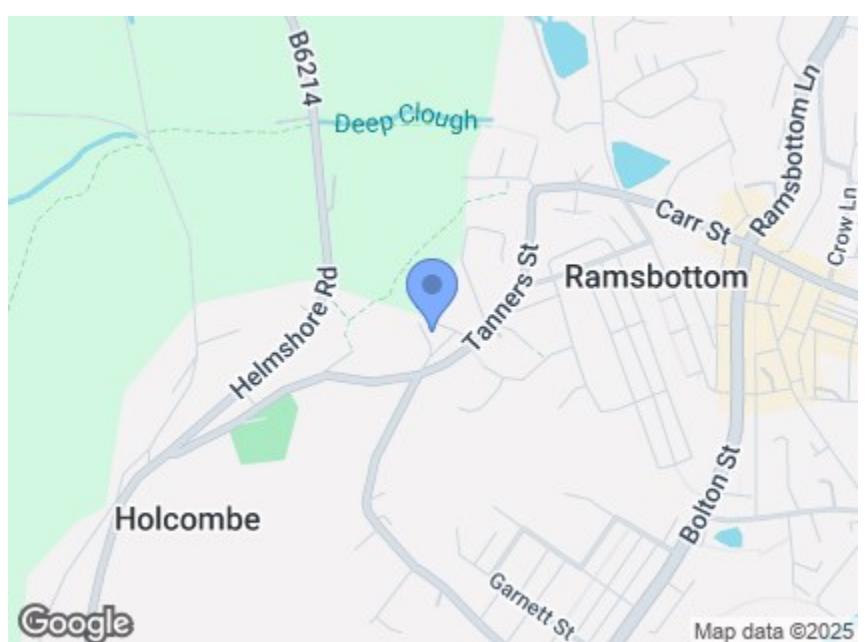




CHARLES LOUIS
HOMES LIMITED

GROSS INTERNAL AREA
TOTAL: 73 m²/776 sq ft
GROUND FLOOR: 45 m²/479 sq ft, FIRST FLOOR: 28 m²/297 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - BL0 9HB What three words -
///consented.massaged.decades

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92 plus) A		(92 plus) A	89
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	69
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
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.



CHARLES LOUIS
HOMES LIMITED



7A Douglas Street
Ramsbottom, Bury, BL0 9HB

£230,000



- Beautiful stone-built cottage in the heart of sought-after Ramsbottom
- Bright extended kitchen/diner with vaulted ceiling and skylights
- Charming enclosed courtyard garden with stone paving and steps
- Walking distance to artisan shops, cafés, restaurants, Holcombe Hill and the ELR
- Excellent access to M66, strong community, and highly regarded local schools
- Spacious living room with stone fireplace and log-burning stove
- Two well-presented bedrooms and a modern bathroom
- Tenure - Freehold, Council Tax - Bury band C, EPC rated C

7A Douglas Street

Ramsbottom, Bury, BL0 9HB

Located in the heart of Ramsbottom, one of the region's most desirable and character-filled market towns, this beautifully presented stone-built cottage offers charm, generous living space and a peaceful setting just moments from local amenities. Steeped in history and surrounded by hillside scenery, 7A Douglas Street provides the perfect balance of countryside tranquillity and town-centre convenience.

The property features a spacious living room with an impressive stone fireplace and log-burning stove, complemented by a bright and extended kitchen/diner with vaulted ceilings and skylights. Upstairs, two well-proportioned bedrooms and a modern bathroom complete the accommodation.

Outside, a private courtyard garden with stone steps and mature hedging offers an ideal spot for outdoor dining or quiet relaxation. Also benefiting from a dedicated parking space to the rear.

Ramsbottom itself is renowned for its independent shops, award-winning restaurants, artisan cafés, and scenic walking routes, including Holcombe Hill and the iconic Peel Tower. Excellent transport links via the M66 and local bus routes make commuting simple, while the area is well-regarded for its friendly community and vibrant events such as the annual Chocolate Festival and Ramsbottom Music Festival.

Living Room

15'4 x 16'5 (4.67m x 5.00m)

A spacious and welcoming reception room featuring a stunning exposed-stone fireplace with inset log-burning stove, perfect for creating a cosy atmosphere. Neutral décor, fitted carpet, and a large window to the front allow light to flow freely. Offers ample space for seating and additional furnishings.



Alternative View



Kitchen Diner

14'11 x 12 (4.55m x 3.66m)

A charming and characterful kitchen/diner with a vaulted ceiling, twin skylights, and track lighting. Beautiful wood cabinetry pairs with green tiled splashbacks and terracotta-style flooring. The room provides excellent worktop and storage space along with plenty of room for dining. Window overlooks the rear garden, enhancing brightness throughout.



Alternative View



First Floor Landing

5'2 x 12 (1.57m x 3.66m)

A bright first-floor landing offering access to both bedrooms and the bathroom, with space for storage or display furniture.

Bedroom One

12'6 x 9 (3.81m x 2.74m)

A generous double bedroom with views to the rear, decorated in soft tones to create a calming feel. Plenty of space for a bed and additional furniture. Positioned to enjoy the peaceful outlook over the garden and hillside backdrop.



Bedroom Two

10'3 x 6'10 (3.12m x 2.08m)

A versatile second bedroom with a rear-facing window and neutral décor—ideal as a guest room, office, or nursery.



Bathroom

7'8 x 5'3 (2.34m x 1.60m)

A well-presented bathroom featuring a three-piece suite comprising panelled bath with shower attachment, pedestal wash basin, and WC. Finished with neutral tiling and an arched frosted window providing privacy and character. Heated towel rail included.



Courtyard

A charming stone-paved courtyard with tiered steps leading to elevated planting areas. Enclosed by mature hedging and stone walls, offering privacy and a lovely outdoor seating space. Low-maintenance and ideal for enjoying the sunshine or morning coffee.

