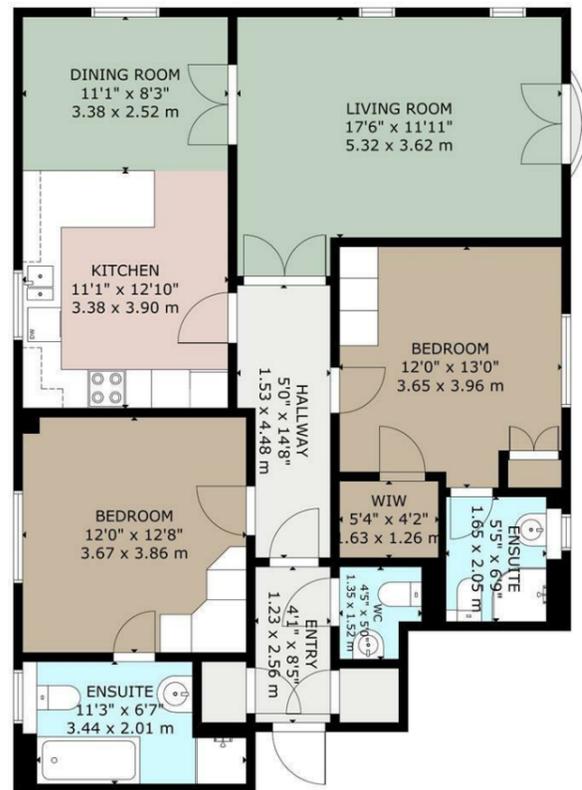




Charles Louis Homes Ltd
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CHARLES LOUIS
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GROSS INTERNAL AREA
TOTAL: 102 m²/1,096 sq ft
GROUND FLOOR: 102 m²/1,096 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



2D Lodge Mill Lane Ramsbottom, Bury, BL0 0SY

Price £239,995

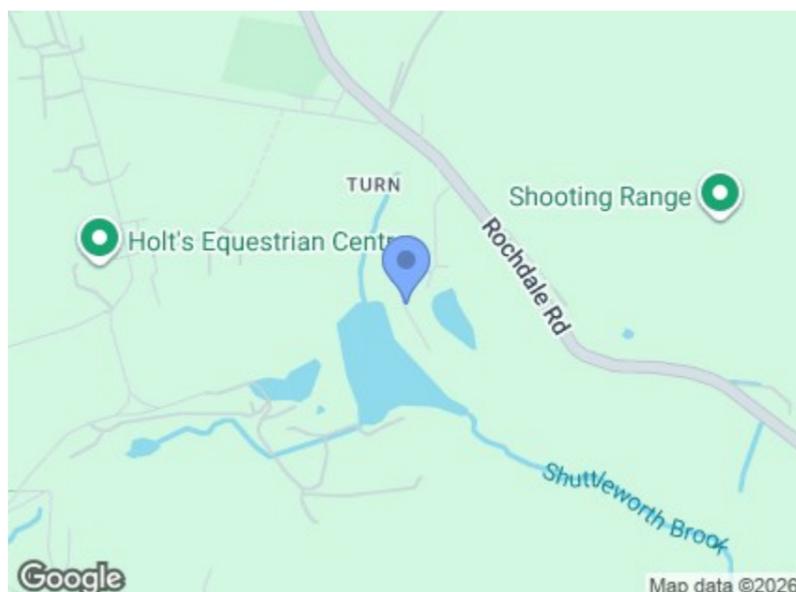


- Well-presented first-floor apartment in a popular and convenient Ramsbottom location
- Bright open-plan living, dining and kitchen area with modern fitted units
- Contemporary bathroom finished to a high standard
- Lease - Leasehold, EPC rated D, Council Tax - Rossendale band D

- Quiet position on Lodge Mill Lane, within easy reach of the town centre and amenities
- Two generously sized bedrooms, both benefiting from en-suite facilities
- Ideal for first-time buyers, professionals or buy-to-let investors

Directions

Postcode - BL0 0SY What three words -
///overused.trams.inhaler



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
D	A	D	A
71	83		

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

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2D Lodge Mill Lane

Ramsbottom, Bury, BL0 0SY

This stylish first-floor apartment presents an excellent opportunity to enjoy modern, low-maintenance living in a sought-after Ramsbottom location. Positioned along Lodge Mill Lane, the property enjoys a quieter setting while still being within easy reach of local shops, cafés, transport connections and the town centre.

The accommodation is thoughtfully laid out, with a light-filled open-plan living and dining space that flows seamlessly into a well-appointed kitchen, offering good storage and practical work surfaces. Two well-proportioned bedrooms, both benefiting from en-suite facilities, provide flexible and comfortable living, complemented by a sleek, contemporary main bathroom.

Further advantages include allocated parking, double glazing throughout and electric heating. Ideally suited to professionals, first-time buyers or investors, this apartment combines convenience, comfort and location.

Attractive vendor incentives available, which may include contributions towards stamp duty, or legal fees, or a gifted deposit, or management fee contribution, helping to reduce the overall cost of purchasing.

Viewing is advised to fully appreciate the space and lifestyle on offer.

Entrance

Oak wood fire door to side elevation with ceiling light, cloakroom housing meters with light,

Hallway

5 x 14'8 (1.52m x 4.47m)

Fitted with an electric heater, central ceiling lights and a storage cupboard.

Living Room

17'6 x 11'11 (5.33m x 3.63m)

Double glazed windows to rear elevation with fitted blinds and French doors to rear elevation with stunning panoramic views over countryside, Holcombe hill and lodge, fitted with an electric fire with feature surround, central ceiling light, electric heater and toughened glass double doors leading into open plan kitchen diner.



Dining Room

11'1 x 8'3 (3.38m x 2.51m)

Double glazed windows to the front and side elevation, central ceiling light and open plan to the kitchen area

Kitchen

11'1 x 12'10 (3.38m x 3.91m)

Double glazed windows to the front elevation, fitted with modern wall and base units in wooden effect and white colors with soft close doors, inset sink with mixer tap, contrasting worktops and splash back, four ring induction hob with modern extractor above, integrated oven, microwave, dishwasher and fridge freezer and inset spots.



Bedroom One

12 x 13 (3.66m x 3.96m)

Double glazed windows to rear elevation with stunning panoramic views over countryside, Holcombe hill and lodge, centre ceiling light, electric heater, with walk in wardrobe and access to ensuite.



En-suite

5'5 x 6'9 (1.65m x 2.06m)

Partially tiled with a three piece bathroom suite comprising of a thermostatic shower with a glass enclosure, hand wash basin with pedestal and low level WC, also with a heated towel rail.

Bedroom Two

12 x 12'8 (3.66m x 3.86m)

Double glazed windows to front elevation, centre ceiling light, electric heater, with fitted wardrobe and access to ensuite.



En-suite

11'3 x 6'7 (3.43m x 2.01m)

Partially tiled with a four piece bathroom suite comprising of a thermostatic shower with a glass concertina door, panel enclosed bath, hand wash basin with vanity and low level WC, also with a heated towel rail.

WC

4'5 x 5 (1.35m x 1.52m)

Partially tiled with a two piece bathroom suite comprising of a hand wash basin with vanity and low level WC.

Views



Front External

The property sits in private grounds and are maintained to a high standard, offering allocated parking for two vehicles and stunning views over lodge and surrounding countryside.