



Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

# CHARLES LOUIS

HOMES LIMITED

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7 Cliff Mount, Bury, BL0 9EP

Price guide £220,000



**\*\*SOLD WITH NO ONWARD CHAIN\*\*WELL PRESENTED TWO BEDROOM STONE COTTAGE\*\*SITUATED IN A QUIET & WELL SOUGHT AFTER LOCATION\*\*A charming stone-built terrace enjoys far-reaching views across the town and surrounding countryside whilst being conveniently positioned within walking distance of the vibrant town centre.**

Offering an excellent opportunity for first-time buyers, investors or those looking to create a home tailored to their own tastes, the property provides well-proportioned accommodation comprising a welcoming lounge, spacious dining kitchen, two bedrooms and a family bathroom. The elevated setting creates a wonderful sense of privacy and allows the property to take full advantage of the impressive outlook from the front elevation.

Externally, there is a low-maintenance forecourt garden to the front together with access to communal parking to the rear. Ramsbottom's excellent selection of independent shops, restaurants, bars and countryside walks are all within easy reach, whilst convenient transport links provide access to Bury, Manchester and the wider motorway network.

Available with no onward chain, this is an excellent opportunity to acquire a character property in one of the area's most sought-after locations.

- Attractive stone-built terrace in a popular Ramsbottom location
- Spacious lounge with excellent natural light
- Two well-proportioned bedrooms
- Offered for sale with no onward chain
- Elevated position with far-reaching views across the town
- Generous dining kitchen with ample storage and workspace
- Perfectly positioned to enjoy the surrounding scenery and nearby countryside walks
- Tenure - Leasehold, Council Tax Bury band B, EPC rated C

