



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

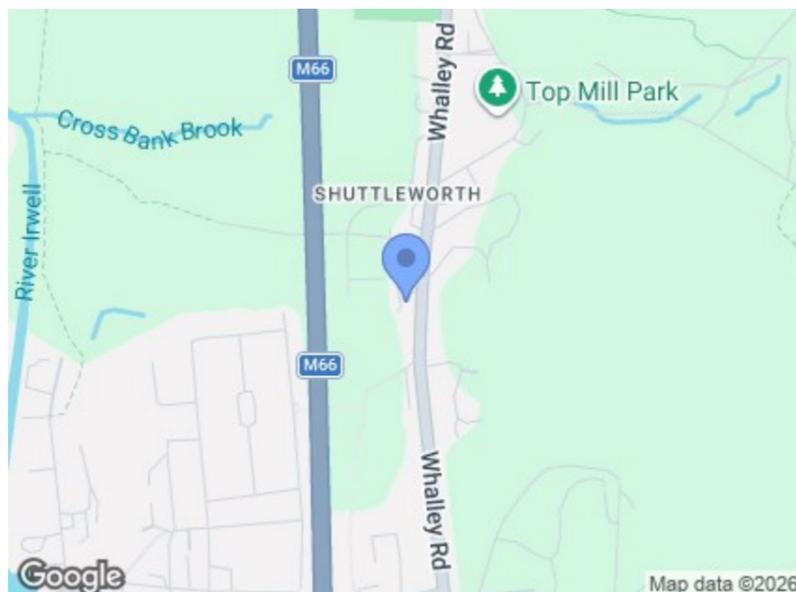
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HOMES LIMITED

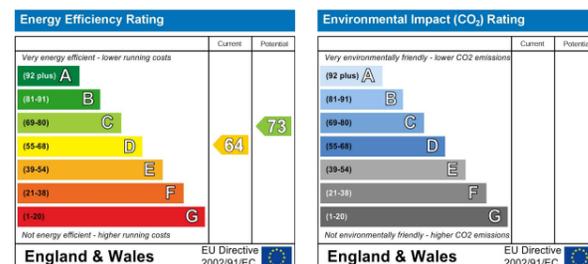


GROSS INTERNAL AREA  
TOTAL: 110 m<sup>2</sup>/1,181 sq ft  
BASEMENT: 29 m<sup>2</sup>/313 sq ft, GROUND FLOOR: 31 m<sup>2</sup>/335 sq ft  
FIRST FLOOR: 32 m<sup>2</sup>/340 sq ft, SECOND FLOOR: 18 m<sup>2</sup>/193 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Directions**

Postcode - BL0 0DR What three words -  
///punctuate.retire.fracture



**6 Henry Street**  
Ramsbottom, Bury, BL0 0DR

Price guide £279,000



- Beautifully modernised four-storey stone cottage in the heart of Ramsbottom
- Ground floor fitted kitchen and bright, welcoming main reception room
- Private rear patio plus additional lawned garden for outdoor relaxation
- Great transport links to Bury, Manchester, and surrounding areas
- Spacious basement-level second reception room with adjoining study area
- Two well-proportioned bedrooms and modern three-piece family bathroom
- Short walk to Ramsbottom's shops, cafés, restaurants, and excellent schools
- Tenure - Leasehold, Council Tax - Bury band B, EPC rated D

# 6 Henry Street

## Ramsbottom, Bury, BL0 0DR

6 Henry Street, BL0 0DR is a beautiful three-storey stone cottage, offering stylish interiors and a highly versatile layout in the heart of Ramsbottom. Lovingly updated while retaining its period charm, the property provides flexible living spaces ideal for modern lifestyles.

On the basement level, you'll find a spacious second reception room with an adjoining study area – perfect for home working, a hobby room, or a cosy snug. The ground floor is home to a well-appointed fitted kitchen and the main reception room, a bright and welcoming space ideal for everyday living and entertaining.

The first floor comprises two comfortable and well-proportioned bedrooms along with a modern three-piece family bathroom. Each room benefits from tasteful décor and thoughtful design, making the most of the cottage's character and proportions.

Externally, a private rear patio provides a lovely spot for morning coffee or evening dining, while a further lawned garden offers additional outdoor space for relaxation or play.

Perfectly located just a short stroll from Ramsbottom's vibrant centre, residents can enjoy boutique shops, award-winning restaurants, charming cafés, and excellent local schools, along with great transport links to Bury, Manchester, and beyond. This property offers the perfect balance of charm, practicality, and location – a must-see for those seeking a character home in a thriving community.

### Basement Level

#### Lounge

13'5 x 13'4 (4.09m x 4.06m)  
With a rear-facing uPVC double patio doors leading to the rear patio, stunning views over Ramsbottom valley, wood-burning stove with stone feature fireplace and tiled hearth, radiator, TV point, central ceiling light and power points.



### Office

9'7 x 5'10 (2.92m x 1.78m)  
Inset ceiling spot lights, radiator and power points.



### WC

WC and hand wash basin

### Ground Floor

#### Living Room

13'10 x 14'4 (4.22m x 4.37m)  
With a rear-facing uPVC window with stunning views over Ramsbottom valley, original stone flooring, radiator, central ceiling light and power points.



### Kitchen

13'10 x 9'5 (4.22m x 2.87m)  
With a front-facing uPVC door spotlighting, tiled flooring, original stone flooring, a range of wall and base units with wood block surfaces, double sink with mixer tap, space for a fridge, integrated dishwasher and oven, 5 ring gas hob. plumbing for washing machine, and additional base units with a fold out table.



### First Floor

#### Bedroom One

14'1 x 14'4 (4.29m x 4.37m)  
With a rear-facing uPVC window with stunning views, original cast iron fireplace, radiator, central ceiling light and power points. Access to the bathroom.



#### Bedroom Two

9'1 x 6'6 (2.77m x 1.98m)  
With a front-facing uPVC window, radiator, central ceiling light and power points. Access to the bathroom.



### Bathroom

5'9 x 9'4 (1.75m x 2.84m)  
Partially tiled Jack and Jill bathroom, with a three-piece bathroom suite comprising free standing clawfoot bath with thermostatic shower above, low flush WC and hand wash basin with vanity, and a chrome heated towel rail.



### Loft

14'1 x 10'2 (4.29m x 3.10m)  
Stair access, Velux window and eaves storage



### Rear Garden

Patio area to the rear of the property, decked area with lawn, potential to make parking

