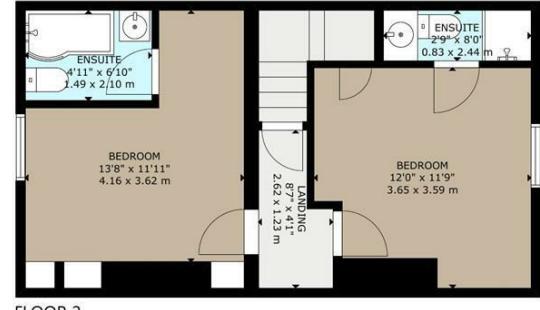
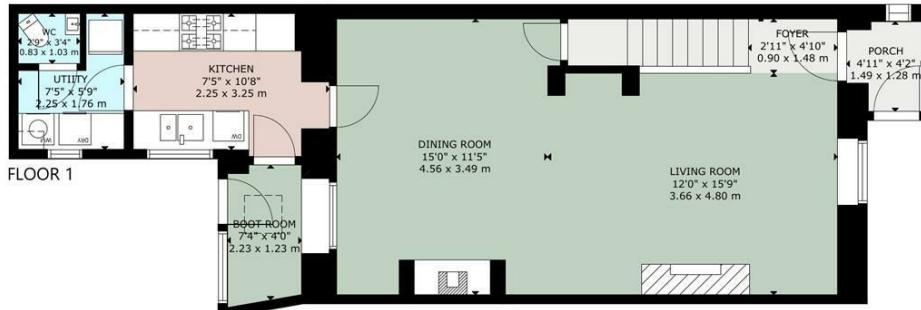




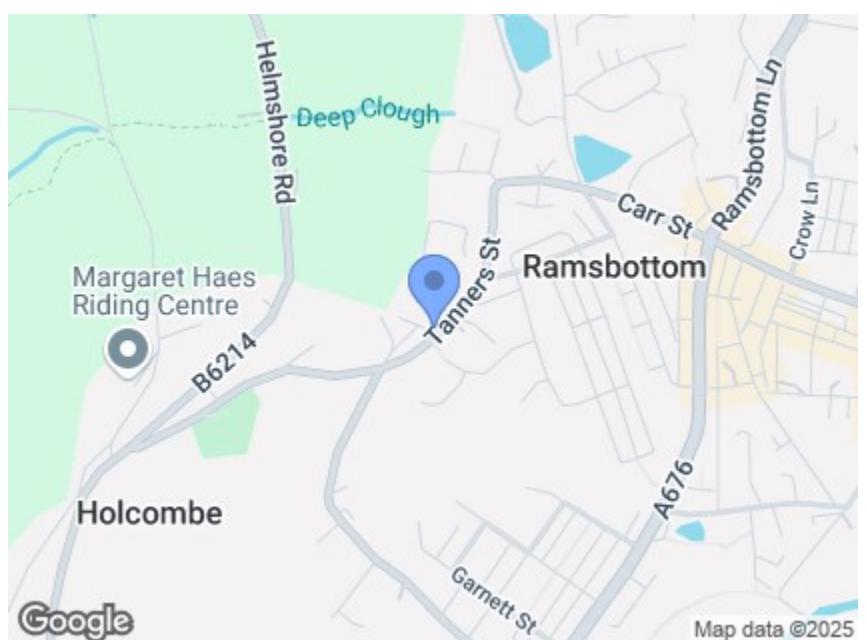
# CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA  
TOTAL: 93 m<sup>2</sup>/1,007 sq ft  
FLOOR 1: 55 m<sup>2</sup>/593 sq ft, FLOOR 2: 38 m<sup>2</sup>/414 sq ft  
EXCLUDED AREA: 2 m<sup>2</sup>/21 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Directions

From our central Ramsbottom office head west on Callender St towards Central St, turn left onto Rostrom Rd and then left onto Tanners St. Destination will be on the right. Arrive: Tanners Street, Ramsbottom, Bury BL0 9ES, UK

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.



66 Tanners Street  
Ramsbottom, Bury, BL0 9ES

Price guide £295,000



- Well Presented Two Bedroom End Stone Cottage
- Beautiful Rural Views, Situated In A Well Sought After Location
- Modern Fitted Kitchen, Utility & Boot Room
- Gas Central Heating & Double Glazing Throughout
- Close Proximity To Local Amenities & Transport
- A Must See!!! Viewing is Highly Recommended
- Shower Rooms In Both Bedrooms
- Enclosed Rear Patio Area

# 66 Tanners Street

## Ramsbottom, Bury, BL0 9ES

\*\*WELL PRESENTED TWO BEDROOM STONE COTTAGE\*\*CENTRAL RAMSBOTTOM LOCATION, WITH COUNTRYSIDE VIEWS\*\*

Charles Louis Homes are pleased to bring to the market this well presented two bedroom stone built cottage located on this popular street within walking distance to the town centre and easy onward drive to the motorway network.

The property in brief comprises of an open plan living and dining room with feature gas fireplace, fitted kitchen, utility room and boot room with access to rear. To the first floor the landing leads off to Bedroom one and two which both have access to their own shower rooms. To the rear, an enclosed private patio area. The property benefits from gas central heating and double glazing throughout and has solid oak doors throughout.

\*\*Viewing is highly recommend to appreciate property\*\*

### Entrance

4'11 x 4'2 (1.50m x 1.27m)  
Centre ceiling light, leading off to downstairs accommodation

### Living Room

12'0 x 15'6 (3.66m x 4.72m)  
uPVC window to front elevation, feature gas fire place, wood effect laminate flooring, solid oak door, gas central heating radiator, centre ceiling lights.



### Dining Area

15'0 x 11'5 (4.57m x 3.48m)  
uPVC window to rear elevation, feature log burning stove with wooden mantel, wood effect laminate flooring, solid oak door, gas central heating radiator, centre ceiling lights and access to the kitchen area



### Kitchen

7'5 x 10'8 (2.26m x 3.25m)  
uPVC window to rear elevation, fitted with a range of wall and base units, wood effect laminate work top, splash back tiling, inset sink, integrated electric oven and hob, space for fridge freezer, space for dishwasher, gas central heating radiator, inset ceiling spot lighting and door leading out to rear with access to the utility room with solid oak door.



### Utility Room

7'5 x 5'9 (2.26m x 1.75m)  
uPVC window to rear elevation, fitted with a range of wall units, wood effect laminate work top, splash back tiling, space for washing machine and dryer, gas central heating radiator, inset ceiling spot lighting and door leading out to rear with access to the utility room.

### Downstairs WC

2'9 x 3'4 (0.84m x 1.02m)

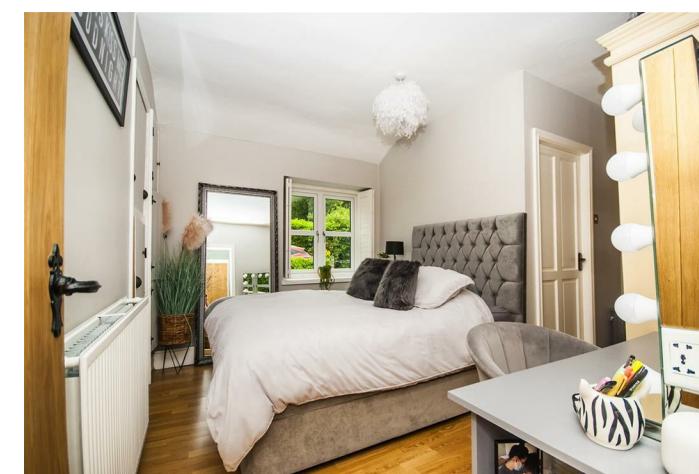


### Boot Room

7'4 x 4'0 (2.24m x 1.22m)  
uPVC windows to rear elevation and access to rear garden, Velux window, tiled flooring, centre ceiling lights.

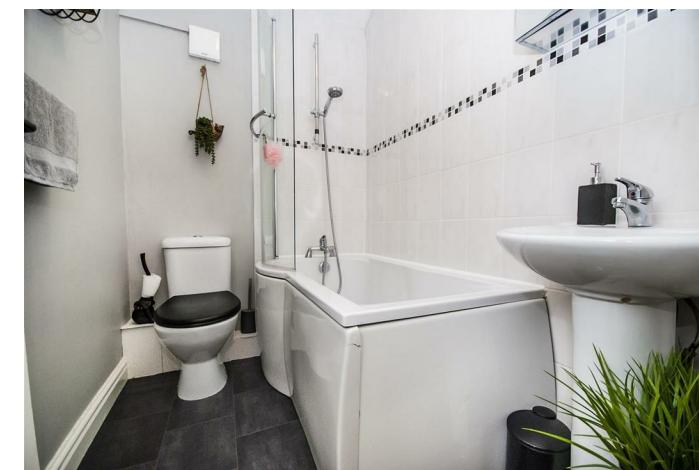
### Master Bedroom

13'8 x 11'11 (4.17m x 3.63m)  
With a rear facing uPVC double glazed window, radiator, power points, solid oak door with access to en-suite



### Master En-suite

4'11 x 6'10 (1.50m x 2.08m)  
Partially tiled with vinyl flooring, extractor fan, solid oak door, fitted with a three piece bathroom suite comprising of a panel enclosed bath with mains fed shower over and screen, low flush WC and a hand wash basin with pedestal.



### Bedroom Two

12'0 x 11'9 (3.66m x 3.58m)  
With a front facing uPVC double glazed window, radiator, solid oak door, power points, access to en-suite



### Bedroom Two En-suite

2'9 x 8'0 (0.84m x 2.44m)  
Ceramic tiled flooring, extractor fan, solid oak door, fitted with a three piece suite comprising of walk in shower, low flush WC and a hand wash basin with vanity base.

### Rear Garden

An enclosed rear patio area



### Front Garden

Set behind a dwarf stone wall, mainly laid to lawn and shrub borders, pathway leading to the front door.



Council tax - Bury band B  
Tenure - Leasehold