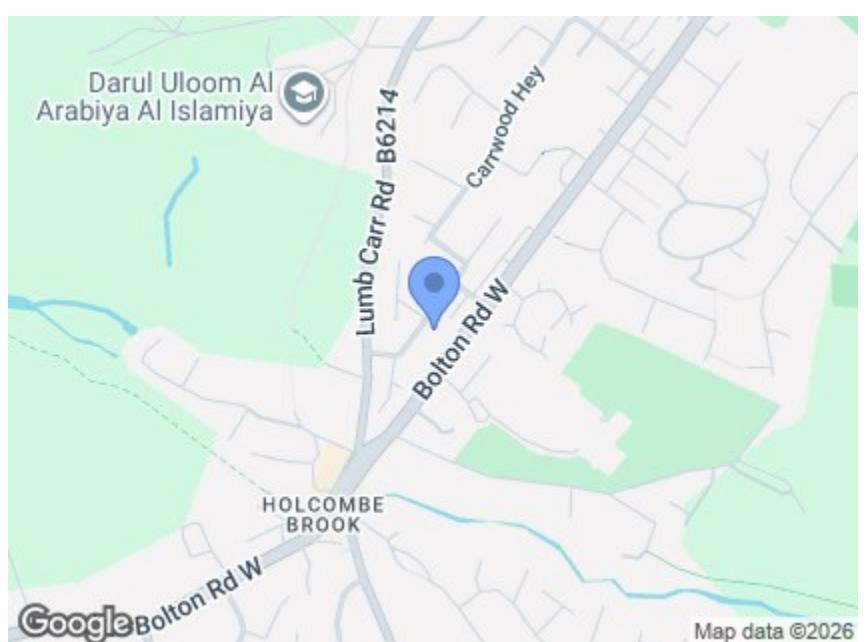
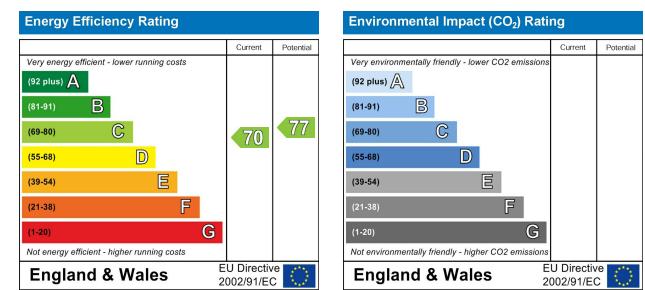


CHARLES LOUIS  
HOMES LIMITED



#### Directions

Postcode - BL0 9QR What three words -  
///clap.snacking.donor



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.

## 27 Holcombe Lee Ramsbottom, Bury, BL0 9QR

**Price guide £294,000**



- Well-presented three-bedroom family home in a popular residential location
- Modern kitchen with direct access to the rear garden
- Sold With No Onward Chain
- Close to Ramsbottom town centre, local schools, countryside walks and excellent commuter links via the M66
- Spacious living room with separate dining room, ideal for family life and entertaining
- Two generous double bedrooms plus a well-proportioned single
- Private rear garden providing outdoor space for relaxation or play
- Tenure - Leasehold, Council Tax - Bury band C, EPC - rated C

# 27 Holcombe Lee

## Ramsbottom, Bury, BL0 9QR

**\*\*SOLD WITH NO ONWARD CHAIN\*\*** WELL PRESENTED THREE BEDROOM SEMI DETACHED\*\* DRIVEWAY PARKING, DETACHED GARAGE & GARDEN\*\* Set within a popular residential area, 27 Holcombe Lee is a well-presented three-bedroom family home offering spacious and versatile living across two floors. The property benefits from a bright and welcoming hallway leading into a generous living room, ideal for relaxing or entertaining. A separate dining room provides additional family space and flows through to the modern kitchen, which is well-proportioned and opens directly onto the rear garden, making it perfect for everyday living and hosting.

Upstairs, the first floor comprises three good-sized bedrooms, including two spacious doubles and a well-proportioned single, all served by a modern family bathroom. The layout offers flexibility for growing families, home working or guest accommodation.

Externally, the property enjoys a private rear garden and on-street parking is available to the front.

Holcombe Lee is a sought-after location, nestled between Ramsbottom and Holcombe, offering a balance of peaceful residential living with excellent access to local amenities. Ramsbottom town centre is only a short distance away and is well-known for its independent shops, restaurants, and cafés, as well as its vibrant community events. The property is ideally placed for families, with reputable local schools nearby, and outdoor enthusiasts will enjoy the easy access to Holcombe Hill and the surrounding countryside, perfect for walking and cycling. Excellent transport links via the M66 and local rail services provide convenient commuting options into Manchester, Bury, and beyond.

### Entrance Hallway

5'7 x 14'2 (1.70m x 4.32m)

Composite front door, laminate wood effect flooring, leading off to downstairs accommodation, gas central heating radiator, centre ceiling light and storage under stairs cupboard

### Living Room

10'3 x 14'11 (3.12m x 4.55m)

uPVC double glazed window to front elevation, centre ceiling light, inset gas fire, gas central heating radiator and double doors opening through to dining room.



### Dining Room

8'5 x 11 (2.57m x 3.35m)

Opening out into the L-shaped kitchen, centre ceiling light, gas central heating radiator.

### Kitchen

13'7 x 18'7 (4.14m x 5.66m)

uPVC double glazed windows to rear and side elevation, and a uPVC door leading out to the rear garden. Fitted with a range of shaker style wall and base units, inset 1 1/2 sink with mixer tap and contrasting worktops. five ring hob with extractor above, integrated oven and microwave, integrated fridge and freezer, space for washing machine, centre ceiling light, wood effect laminate flooring and a gas central heating radiator.



### First Floor Landing

6'6 x 7'5 (1.98m x 2.26m)

Leading off to three bedrooms and family bathroom

### Bedroom One

9'4 x 13'5 (2.84m x 4.09m)

uPVC double glazed window to front elevation, gas central heating radiator and centre ceiling light



### Bedroom Two

9'4 x 11'3 (2.84m x 3.43m)

uPVC double glazed window to rear elevation, gas central heating radiator and centre ceiling light



### Bedroom Three

6'6 x 9'8 (1.98m x 2.95m)

uPVC double glazed window to front elevation, gas central heating radiator and centre ceiling light



### Bathroom

6'6 x 7'1 (1.98m x 2.16m)

uPVC frosted double glazed window to rear elevation, fitted with a modern three piece suite comprising of low level WC and hand wash basin with fitted vanity, panel enclosed p-shaped bath with glass shower panel, tiled walls and flooring, centre ceiling light and chrome heated towel rail.



### Rear Garden

Private tiered garden to rear with covered patio area, and access to garage and parking.



### Front Garden and Driveway

Lawned area to right of pathway which leads to front door, driveway parking and access to linked garage

