



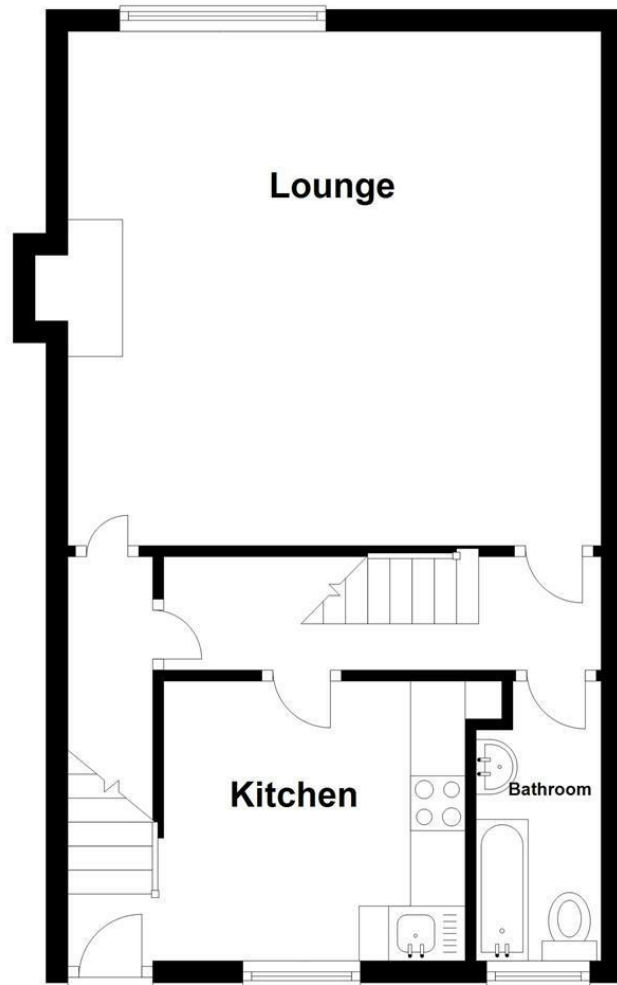
Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS

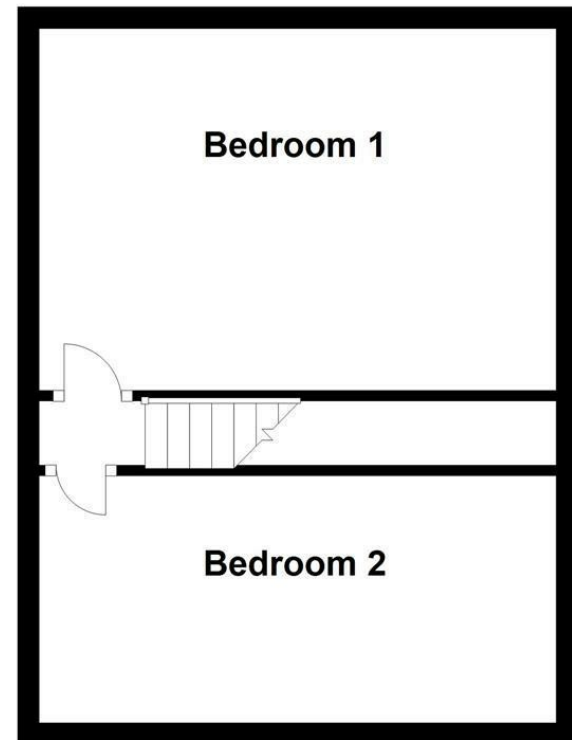
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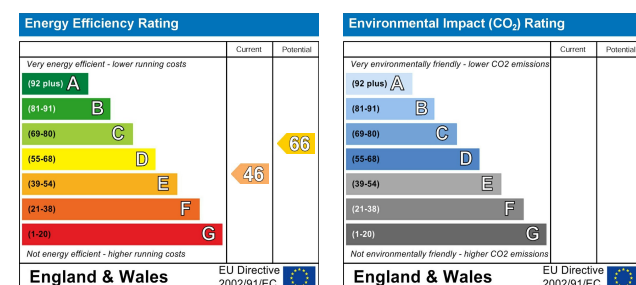
Ground Floor



First Floor



Directions



Flat Above 45 Bridge Street
Ramsbottom, Bury, BL0 9AD

Price £137,500



- Well Presented, Two Bedroom Duplex Apartment
- Double Glazed Window & Storage Heaters
- Modern Fitted Kitchen & Bathrooms
- Ideal for First Time Buyers or Investors
- Located in the Heart of Ramsbottom
- Close To Local Amenities, Transport Links & Motorway
- Sold with Vacant Possession
- A Must See!! Viewing is Essential to Appreciate Condition

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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Flat Above 45 Bridge Street

Ramsbottom, Bury, BL0 9AD

****A MUST SEE!!!**SOLD WITH NO CHAIN**WELL PRESENTED TWO BEDROOM APARTMENT, SET IN A WELL SOUGHT AFTER LOCATION, IN THE HEART OF RAMSBOTTOM TOWN CENTRE**IDEAL FOR INVESTORS OR FIRST TIME BUYERS****

Charles Louis Homes are delighted to present this Two Bedroom Duplex Property that is situated in the heart of Ramsbottom with easy access to transport links and local amenities. The property briefly comprises to the first floor; a modern fitted kitchen, lounge with a feature fireplace, and a fully fitted bathroom. To the second floor are two bedrooms both fitted with velux windows with views over Ramsbottom town centre. A must See!!! Viewing is essential to appreciate location and condition of the apartment.

Entrance Hall

Entrance to the rear of the property, leading to the first floor.

Lounge

16'0 x 15'0 (4.88m x 4.57m)

With a front facing UPVC window and views overlooking Ramsbottom town centre, radiator, feature fireplace with electric fire, power points, laminate wood effect flooring, electric radiator, and inset spotlights.



Kitchen

10'0 x 10'0 (3.05m x 3.05m)

With a rear facing UPVC window, laminate wood effect flooring, power points, fitted with a range of wall and base units with contrasting work surfaces and splash back tiles, inset sink and drainer unit, built in electric oven, electric hob with extractor hood, space for washing machine, space for 70/30 fridge freezer and ample room for further free standing appliances or extra work surfaces.



Bathroom

12'2 x 4'9 (3.71m x 1.45m)

Fully tiled with a rear facing opaque UPVC window, heated towel rail, tiled flooring, three piece suite comprising; panel enclosed bath with electric shower over and screen, low flush WC, and hand wash basin with pedestal.



Second Floor

Bedroom One

14'0 x 11'0 (4.27m x 3.35m)

With a rear facing velux window, electric radiator, laminate wood effect flooring, power points, and centre ceiling light.



Bedroom Two

14'0 x 9'0 (4.27m x 2.74m)

With a front facing velux window, laminate wood effect flooring, electric heater, and power points.



Tenure - Leasehold 999 years from 1 January 1985