



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

CHARLES LOUIS
HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk

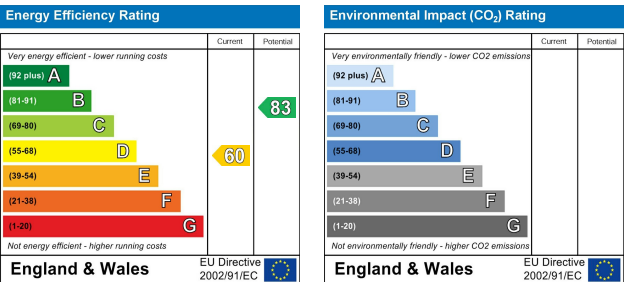


GROSS INTERNAL AREA
TOTAL: 125 m²/1,341 sq.ft
BASEMENT: 15 m²/161 sq.ft, FIRST FLOOR: 55 m²/591 sq.ft, SECOND FLOOR: 55 m²/589 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - BL0 9EF What three words -
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2 Earl Road

Ramsbottom, Bury, BL0 9EF

Price guide £280,000



- Attractive and well-maintained three-bedroom property offering generous and versatile living space
- Bright and airy lounge with large windows and separate dining area
- Three generously sized bedrooms and a modern family bathroom
- Located in the heart of Ramsbottom, close to shops, restaurants, countryside walks, and excellent transport links
- Elevated position offering stunning views over Ramsbottom and the surrounding valley
- Well-equipped kitchen with ample storage and worktop space
- On-street parking to the front & use of communal courtyard
- Tenure - Leasehold, Council Tax - Bury band B, EPC rated - awaiting

2 Earl Road

Ramsbottom, Bury, BL0 9EF

2 Earl Road, BL0 9EF is a well-presented three-bedroom home, perfectly positioned to enjoy elevated views across Ramsbottom and the surrounding valley. This attractive property offers spacious and flexible accommodation across two floors, making it ideal for families, first-time buyers, or anyone looking to enjoy a peaceful setting with easy access to town.

The ground floor features a bright and airy lounge with large windows that frame the stunning views, a separate dining area, and a well-equipped kitchen with ample storage and worktop space. Upstairs, there are three generously sized bedrooms and a modern family bathroom, all finished to a good standard.

Located in the highly sought-after town of Ramsbottom, this home enjoys a fantastic blend of countryside charm and vibrant town life. Ramsbottom is well known for its award-winning restaurants, independent shops, and community events, all surrounded by scenic countryside and excellent walking routes. With easy access to the motorway network and regular public transport links to Bury and Manchester, the location is ideal for commuters and families alike.

Entrance Hallway

5'8 x 3'2 (1.73m x 0.97m)
uPVC front door and tiled flooring, leading off to downstairs accommodation

Kitchen Diner

14'5 x 23'2 (4.39m x 7.06m)
Wood effect laminate flooring, fitted with a range of wall and base units with a contrasting work top, inset sink and drainer with a mixer tap, built in oven and electric hob with extractor fan, plumbing for a washing machine, space for a fridge freezer and access to the living room and through access to the rear yard



Living Room

14'10 x 16'10 (4.52m x 5.13m)
With a dual aspect uPVC double glazed windows, central ceiling light, radiator and power points



Cellar

9'6 x 12'10 (2.90m x 3.91m)

First Floor Landing

13'11 x 4'7 (4.24m x 1.40m)
Access to all three bedrooms and the family bathroom

Bedroom One

14'3 x 13'11 (4.34m x 4.24m)
Front facing uPVC double glazed window, radiator, power points and a central ceiling light



Bedroom Two

15 x 11'9 (4.57m x 3.58m)
Dual aspect uPVC double glazed windows, radiator, power points and a central ceiling light



Bedroom Three

11'9 x 9'3 (3.58m x 2.82m)
Rear facing uPVC double glazed window, radiator, power points and a central ceiling light



Bathroom

5'11 x 8'4 (1.80m x 2.54m)
Partially tiled with a three piece bathroom suite comprising of a panel enclosed bath with thermostatic shower and screen, low flush WC and a hand wash basin with pedestal.



Communal Courtyard

The property has a communal outside space which you have access to use with other residents