

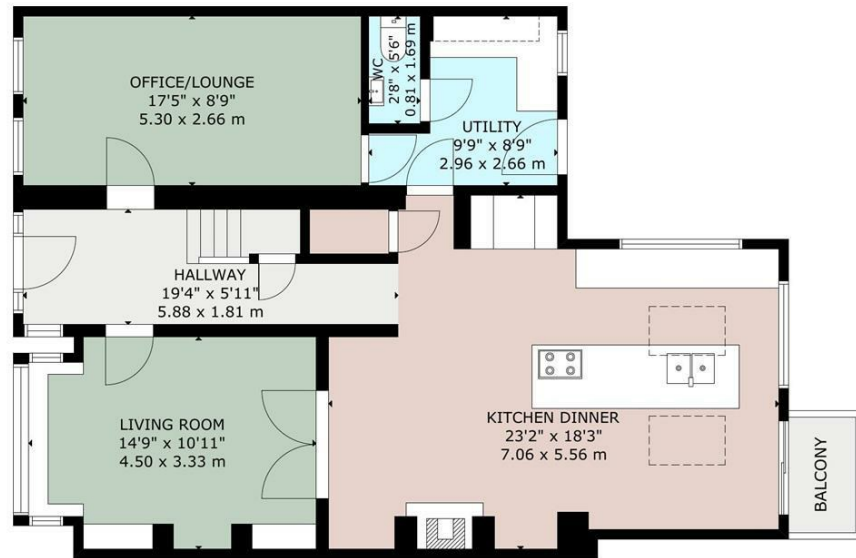


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HOMES LIMITED

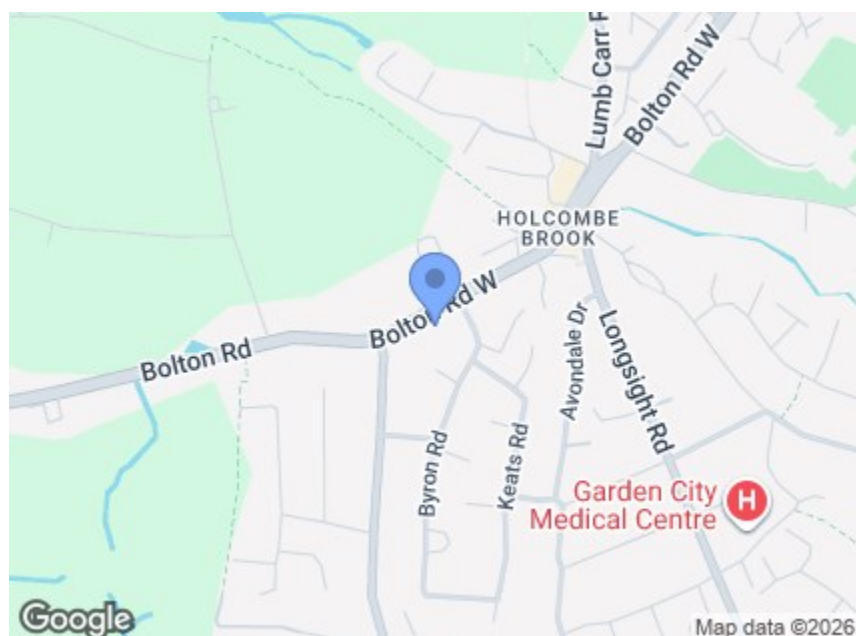


GROUND FLOOR



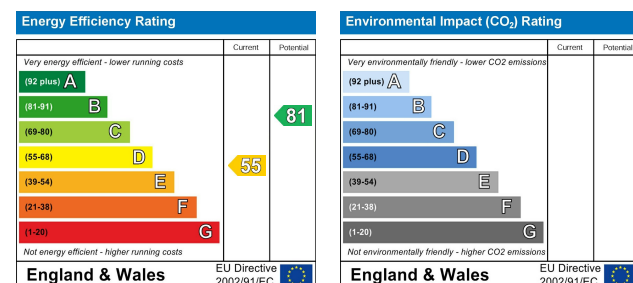
FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 145 m²/1,566 sq.ft
GROUND FLOOR: 84 m²/908 sq.ft, FIRST FLOOR: 61 m²/658 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - BL0 9RN What3words - ///evening.solved.stirs



483 Bolton Road West
Ramsbottom, Bury, BL0 9RN

Price £500,000



- Well presented extended four bedroom semi detached home
- Separate living room plus additional office/lounge for flexible use
- Set in a quiet and well sought after location in Holcombe Brook
- Close to local amenities, schools, transport links and country walks
- Impressive open plan kitchen diner with central island, with separate utility room
- En-suite with master bedroom, modern family bathroom and downstairs WC
- Large garden to rear with driveway parking to front
- Tenure - Freehold, Council Tax - Bury band D, EPC awaiting

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.

483 Bolton Road West

Ramsbottom, Bury, BL0 9RN

Situated in a popular and convenient location, 483 Bolton Road West is a spacious and well-presented four-bedroom family home offering versatile accommodation across two floors. The property is ideal for growing families, combining generous living space with a practical layout and modern open-plan living.

To the ground floor, the home is centred around a superb open plan kitchen diner, forming the heart of the property with ample space for cooking, dining and entertaining, with direct access to a balcony area. In addition, there is a separate living room providing a cosy retreat, along with a further office/lounge offering flexibility for home working or additional reception space. A useful utility room and WC complete the ground floor.

To the first floor, the property boasts four well-proportioned bedrooms, including a spacious principal bedroom with en-suite facilities. The remaining bedrooms are served by a modern family bathroom, all accessed via a central landing.

Externally, the property benefits from outdoor space including a balcony and surrounding areas, perfect for relaxing or entertaining. This is a fantastic opportunity to acquire a substantial home in a sought-after location, close to local amenities, transport links and reputable schools.

Hallway

19'3" x 5'11" (5.88m x 1.81m)

A welcoming entrance hallway accessed from the side elevation, providing a strong sense of space on arrival. The hallway offers access to the principal ground floor rooms, with doors leading to the living room, kitchen diner and office/lounge, along with staircase rising to the first floor. Ideal for coats and shoe storage.

Living Room

14'9" x 10'11" (4.50m x 3.33m)

Positioned to the front of the property, this well-proportioned reception room benefits from a pleasant outlook via a large window, allowing for plenty of natural light. A comfortable space for everyday living, with ample room for sofas and media furniture.



Alternative View



Office

17'4" x 8'8" (5.30m x 2.66m)

Located to the opposite side of the ground floor, this versatile room spans the depth of the property and enjoys dual aspect light. Ideal as a home office, snug, playroom or even occasional guest space depending on requirements.

Kitchen Diner

23'1" x 18'2" (7.06m x 5.56m)

A standout feature of the home, this expansive open plan kitchen diner stretches across the rear of the property. The kitchen area is centred around a large island with additional worktop and storage space, complemented by extensive cabinetry. There is ample room for a full dining table and informal seating, making it perfect for entertaining and family life. Double doors provide direct access out to the balcony, enhancing the indoor-outdoor flow.



Alternative View



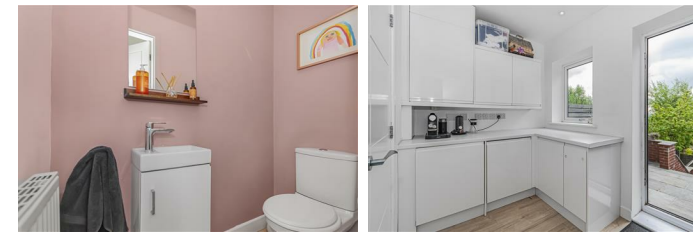
Utility Room

9'8" x 8'8" (2.96m x 2.66m)

Conveniently positioned just off the kitchen, the utility offers further worktop space, plumbing for appliances and additional storage, keeping the main kitchen area clutter-free. External access may also be available depending on use.

WC

2'7" x 5'6" (0.81m x 1.69m)



First Floor Landing

8'3" x 3'3" (2.54m x 1.01m)

A central landing providing access to all first floor rooms, with a compact and efficient layout.

Bedroom One

17'0" x 8'7" (5.20m x 2.63m)

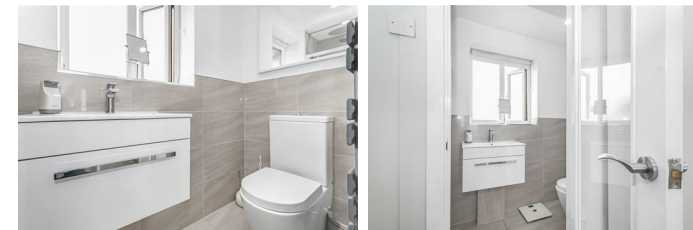
Situated across the rear of the property, this generous principal bedroom benefits from excellent proportions, easily accommodating a double bed and fitted furniture. Dual access points and a light, airy feel make this a comfortable retreat.



En-Suite

3'3" x 8'2" (1.00m x 2.50m)

Accessed directly from the principal bedroom, fitted with a shower enclosure, WC and wash hand basin.



Bedroom Two

14'10" x 9'8" (4.54m x 2.96m)

Located to the front left, this is a spacious double bedroom with room for wardrobes and additional furnishings, ideal for family members or guests.



Bedroom Three

11'10" x 10'1" (3.61m x 3.09m)

Positioned to the front right, another well-proportioned double bedroom offering a pleasant outlook and flexible use.



Bedroom Four

6'11" x 7'3" (2.12m x 2.22m)

A single bedroom located centrally, perfect as a nursery, dressing room or home office.



Bathroom

8'3" x 6'10" (2.53m x 2.09m)

Located off the landing, the family bathroom is well-sized and fitted with a bath, WC and wash hand basin, serving the remaining bedrooms.



Externally

To the front, a generous driveway provides off-road parking for multiple vehicles and a smart, modern approach. To the rear, a landscaped, tiered garden offers a spacious patio, balcony access from the kitchen diner and a lower level with artificial lawn and mature planting, creating a private and versatile outdoor space ideal for both entertaining and family use.

