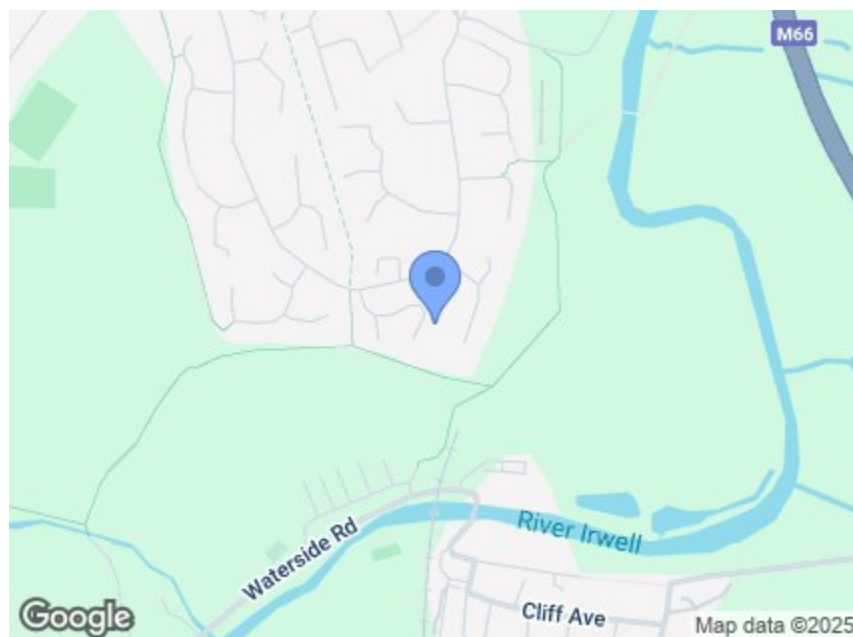




GROSS INTERNAL AREA
TOTAL: 141 m²/1,516 sq.ft
GROUND FLOOR: 65 m²/696 sq.ft, FIRST FLOOR: 76 m²/820 sq.ft
EXCLUDED AREA: GARAGE: 12 m²/127 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - BL0 9FH What three words -
///competent.commands.breakfast

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.

Tel: 0161 959 0166

www.charleslouishomes.co.uk



CHARLES LOUIS

HOMES LIMITED

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

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



21 Cleveland Close

Ramsbottom, Bury, BL0 9FH

Offers over £475,000



- Impeccably presented five-bedroom detached home in a quiet cul-de-sac off Whittingham Drive
- Generous lounge with bay window, plus a separate dining room
- Five well-proportioned bedrooms upstairs, including four doubles
- Block-paved driveway providing off-road parking and leading to a convenient garage
- Ground floor entrance hallway and guest WC
- Modern open-plan kitchen/diner complemented by a utility room
- Stylish en-suite shower room, contemporary family bathroom, and an additional shower room
- Excellent access to Ramsbottom town centre, schools, country walks, and major road networks

21 Cleveland Close

Ramsbottom, Bury, BL0 9FH

This impeccably presented five-bedroom detached home is ideally positioned in a quiet cul-de-sac just off the highly sought-after Whittingham Drive. The ground floor welcomes you with an entrance hallway and a guest WC, leading into a generous lounge complete with a bay window, a separate dining room, and a modern open-plan kitchen/diner complemented by a utility room.

Upstairs, five well-proportioned bedrooms, including four doubles, provide comfortable living space for a growing family. A stylish en-suite shower room adjoins the principal bedroom, while a fully fitted contemporary family bathroom and a separate additional shower room accommodate busy household routines.

Outside, a block-paved driveway offers ample off-road parking and leads to a convenient garage. The rear garden is equally impressive, providing a well-maintained outdoor haven perfect for relaxation or play. Further enhancing its appeal, the property benefits from fully double-glazed windows, gas central heating, and easy access to Ramsbottom town centre, nearby schools, scenic country walks, and major road networks—making it the perfect family home in a prime location.

Entrance Hallway

3'2 x 1'9 (0.97m x 5.79m)
Composite front door, tiled floor, radiator, ceiling coving, bespoke built-in storage cupboards under the stairs, Nest thermostat, ceiling point, stairs leading to the first floor.

Downstairs WC

2'9 x 7'9 (0.84m x 2.36m)
Front facing UPVC double glazed window, two piece white suite comprising of low level WC, pedestal wash hand basin, radiator, tiled floor, storage cupboard, ceiling point.

Living Room

11'2 x 20'5 (3.40m x 6.22m)
Front facing UPVC bay window, side facing UPVC window, feature gas fire and surround, radiators, ceiling coving, central ceiling light. double doors through to the dining room, Tv point.



Dining Room

9'5 x 11'11 (2.87m x 3.63m)
UPVC French patio doors, radiator, ceiling point and a central ceiling light.



Kitchen Diner

16'5 x 11'9 (5.00m x 3.58m)
UPVC rear window and French patio doors, radiator, ceiling coving, ceiling point, tiled floor, a range of fitted wall and base units with complimentary moulded work surfaces incorporating 1 1/2 bowl sink unit, integrated five ring gas hob with extractor canopy over, integrated double oven, splash back tiling to compliment, plumbed for dishwasher, tiled floor.



Utility Room

7'5 x 5'7 (2.26m x 1.70m)
UPVC back door, plumbed for washer / dryer, tiled floor, single drainer sink unit, boiler, spotlights recessed within the ceiling, splash back tiling to compliment, ceiling coving.

First Floor Landing

10'2 x 14'1 (3.10m x 4.29m)
Loft access and ceiling point.

Bedroom One

11'4 x 11'7 (3.45m x 3.53m)
UPVC double glazed windows, radiator, ceiling coving and central ceiling light.. Access to the en-suite.



Ensuite

5'5 x 7'8 (1.65m x 2.34m)
Side facing UPVC double glazed window, a modern three piece white suite comprising of low level WC, wash hand basin with vanity unit, walk in shower cubicle, floor to ceiling wall tiles, chrome wall mounted heated towel rail, extractor fan and inset ceiling spotlights.

Bedroom Two

14'10 x 10'7 (4.52m x 3.23m)
UPVC double glazed windows, radiator, central ceiling light.



Bedroom Three

9'4 x 10'4 (2.84m x 3.15m)
Rear facing UPVC double glazed window, radiator and a central ceiling light.



Bedroom Four

16'8 x 7'4 (5.08m x 2.24m)
Two rear facing UPVC double glazed windows, fitted wardrobes, radiator and a central ceiling light.



Bedroom Five

8'1 x 8'7 (2.46m x 2.62m)
Side facing UPVC double glazed window, radiator, and a central ceiling light.



Family Bathroom

5'6 x 7'8 (1.68m x 2.34m)
Superb modern three piece white suite consisting of tile sided bath, WC and a hand wash basin with pedestal, floor to ceiling tiled to compliment, spotlights recessed within the ceiling, extractor and a chrome wall mounted heated towel rail.

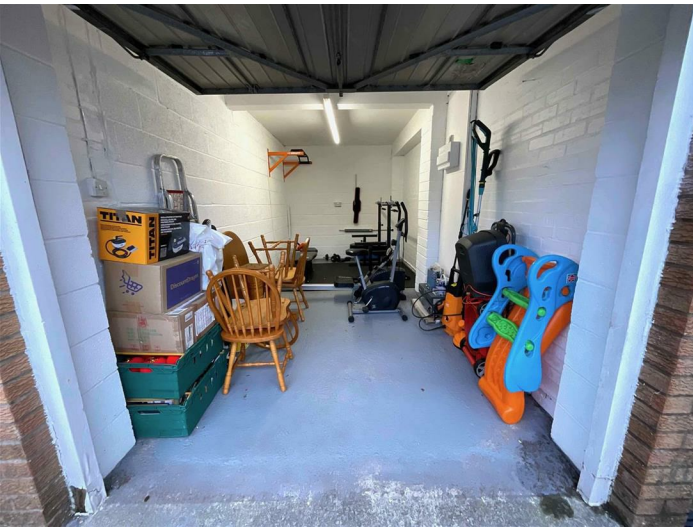


Shower Room

3'11 x 5'1 (1.19m x 1.55m)
Two piece white suite, splash back tiling to compliment, tiled floor, chrome wall mounted heated towel rail, extractor, spotlights recessed within the ceiling.

Garage

7'11 x 16'1 (2.41m x 4.90m)
Manual up and over door, ceiling point, power points.



Front Driveway

Extensive block paved driveway for several cars, well maintained borders and shrubs

Rear Garden

Flagged patio areas, lawn area with borders and shrubs. Gated access to both sides, outside water tap and power point.

Tenure - Leasehold
Council Tax - Bury band E