



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

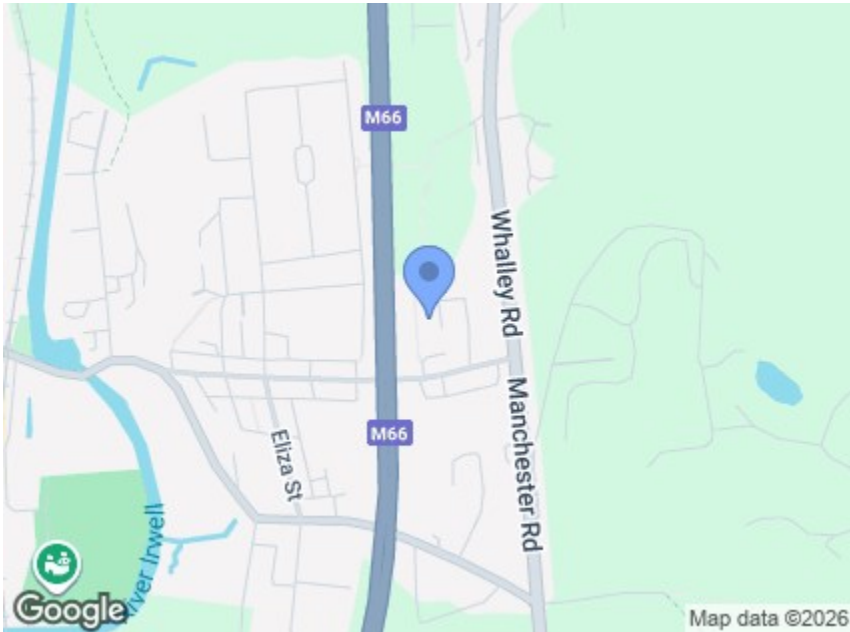
# CHARLES LOUIS

HOMES LIMITED

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)

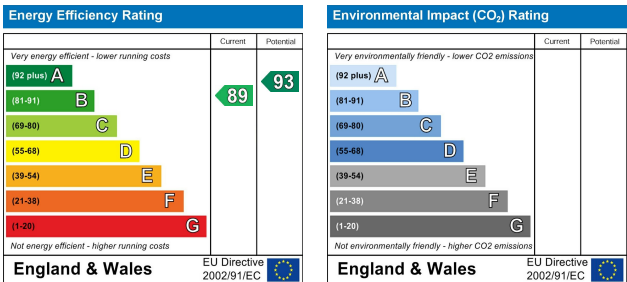


GROSS INTERNAL AREA  
TOTAL: 88 m<sup>2</sup>/942 sq ft  
GROUND FLOOR: 88 m<sup>2</sup>/942 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Directions

Postcode - BL0 0BL What three words -  
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## 38 Cheshire Court

Ramsbottom, Bury, BL0 0BL

£349,250



- Well-presented three-bedroom bungalow offering single-level living
- Modern fitted kitchen/diner with garden access
- Heat pump, solar panels and EV charging point
- Quiet residential setting within a popular and established location

- Spacious living room with plenty of natural light
- Private rear garden with patio seating area, lawn and shed
- Interlinked energy systems providing exceptionally low running costs
- Tenure - , Council Tax - Bury band C, EPC rated B

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.



# 38 Cheshire Court

Ramsbottom, Bury, BL0 0BL

Situated within a quiet and well-maintained residential development, 38 Cheshire Court is a well-presented and deceptively spacious three-bedroom bungalow offering comfortable, single-level living with the added benefit of modern, energy-efficient technology.

The property is thoughtfully laid out with a generous central hallway providing access to all rooms. A bright and spacious living room sits to the front of the home, offering ample space for both seating and dining furniture and enjoying plenty of natural light.

To the side, the modern kitchen/diner is well-appointed with a comprehensive range of fitted units, quality granite worktops and NEF integrated appliances, with space for a dining table and with side access to the garden. There are three well-proportioned bedrooms, two generous doubles and a further versatile double room ideal as a guest bedroom, home office or hobby space. The accommodation is completed by a modern bathroom fitted with a white suite.

Externally, the property benefits from a private rear garden with a paved seating area, lawn and useful garden shed, offering a pleasant and manageable outdoor space.

Of particular note, the home is equipped with a heat pump, solar panels and two EV charging points, all interlinked to deliver very low running and energy costs, making this an ideal choice for buyers seeking an efficient and future-proofed home.

## Central Hallway

13 x 6'11 (3.96m x 2.11m)  
A generous central hallway providing access to all rooms, offering excellent circulation space.

## Living Room

18 x 13'1 (5.49m x 3.99m)  
A bright and spacious reception room with ample space for sofas and occasional furniture, creating a comfortable and welcoming main living area



## Kitchen / Diner

13'4 x 9'10 (4.06m x 3.00m)  
Fitted with a range of modern wall and base units complemented by quality granite worktops and splash backs. Integrated NEF appliances, space for a dining table and a rear door opening onto the side of the property make this a practical and sociable space.



## Bedroom One

14'3 x 9'9 (4.34m x 2.97m)  
A well-proportioned double bedroom with ample room for additional bedroom furniture.



## Bedroom Two

11'6 x 10'5 (3.51m x 3.18m)  
Another comfortable double bedroom, ideal for guests or family members, with fitted wardrobes and ample room for extra storage



## Bedroom Three

7'5 x 13'2 (2.26m x 4.01m)  
A versatile third double bedroom suitable for use as a home office, hobby room or occasional bedroom.



## Bathroom

5'6 x 6'4 (1.68m x 1.93m)  
Fitted with a modern white suite comprising bath with shower over, wash hand basin and WC, finished with complementary tiling.



## Utility Room

6'6 x 6'4 (1.98m x 1.93m)  
Housing the integrated eco heating and power systems and solar panel inverter, along with the plumbing for a washing machine and dryer over and room for upright freezer with wall cabinet storage.

## Rear Garden

An enclosed and low-maintenance garden featuring a paved patio area for outdoor seating, lawned section and a useful large metal garden shed for storage.

## Front Driveway and Garden

## Utilities

Heating Heat Pump Air Source, Solar Panels Internet connection Fiber and ADSL