



Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
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# CHARLES LOUIS

HOMES LIMITED

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7 Edith Street, Bury, BL0 0EE

Offers over £170,000



**\*\*SOLD WITH NO ONWARD CHAIN\*\*TWO BEDROOM MID STONE COTTAGE\*\*IN NEED OF SOME MODERNISATION\*\*Charles Louis Homes are delighted to present this charming two-bedroom stone-built mid-terrace property, located in a highly sought-after area of Ramsbottom. Full of character and offering excellent potential, this home is ideal for first-time buyers, investors, or those looking to create a beautiful home in a popular setting.**

The ground floor features a spacious living room with a traditional feel, offering ample space for relaxation and entertaining. To the rear, a generously sized kitchen/diner provides a practical layout with plenty of storage and workspace, along with direct access to the rear yard.

To the first floor, the property offers two well-proportioned bedrooms, including a spacious main bedroom, alongside a family bathroom. The layout is well-balanced and lends itself to modernisation, allowing buyers to put their own stamp on the property.

Externally, the property benefits from a low-maintenance front forecourt and an enclosed rear yard area, while also enjoying a pleasant outlook to the front. Ideally positioned within walking distance of Ramsbottom town centre, with its array of independent shops, bars, and restaurants, as well as excellent transport links.

- Well presented two-bedroom stone-built mid-terrace property
- South facing garden with woodland valley views
- Sold with no onward chain
- Enclosed rear yard
- Peaceful and well sought after location
- Spacious living room with traditional features
- Excellent potential for modernisation
- Tenure - Leasehold, Council Tax - Bury band B, EPC rating awaiting

