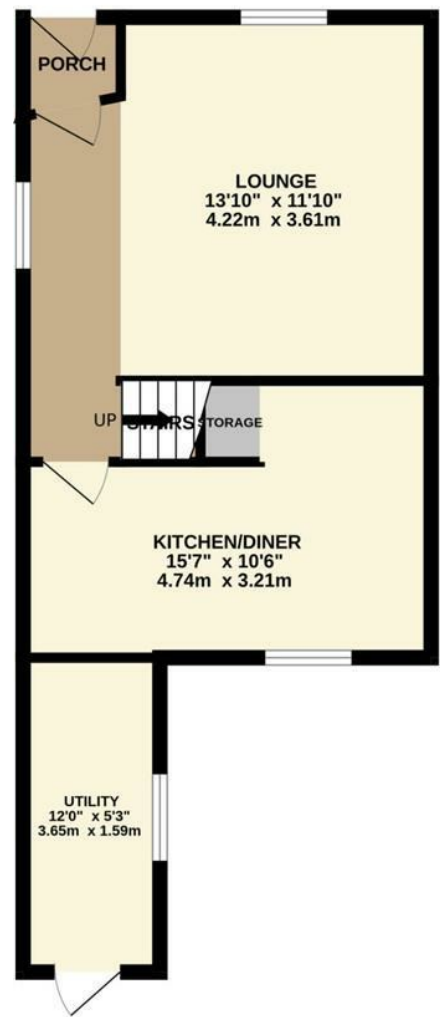
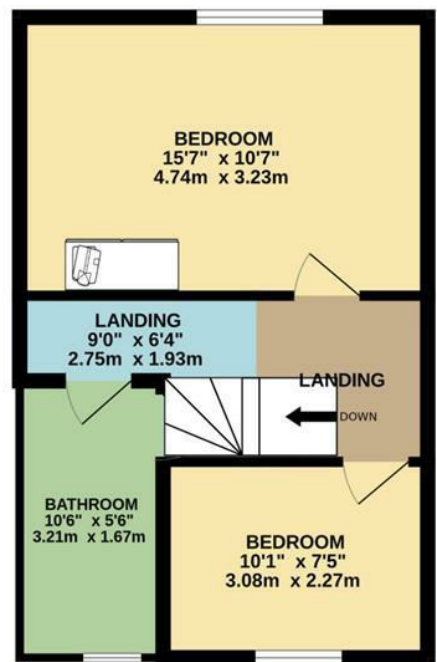


GROUND FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



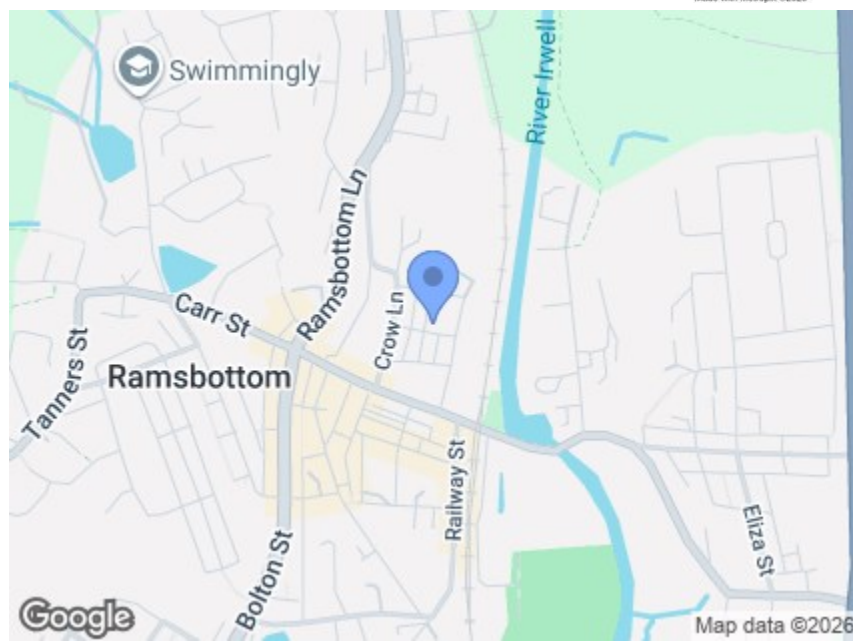
1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA - 763 sq.ft. (70.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.  
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**Directions**

Postcode - BL0 9BW What23 words -  
///nozzles.spinners.matter



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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.



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www.charleslouishomes.co.uk



**20 St. Pauls Street**  
Ramsbottom, Bury, BL0 9BW

**£895 Per month**



- Well-presented two-bedroom mid-terrace property
- Modern fitted kitchen/diner with integrated cooking appliances
- Generous principal bedroom with fitted wardrobes
- Neutral décor throughout and ready to move into
- Spacious lounge with feature fireplace and stove-effect fire
- Useful rear utility room with external access
- Contemporary three-piece bathroom with shower over bath
- Walking distance to Ramsbottom centre, shops, bars and restaurants

Tel: 0161 9590166

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# 20 St. Pauls Street

## Ramsbottom, Bury, BL0 9BW

Situated in the heart of ever-popular Ramsbottom, this well-presented two-bedroom mid-terrace property offers deceptively spacious accommodation ideal for a professional couple, small family or individual looking to enjoy the convenience of town centre living.

The property briefly comprises an entrance porch, spacious lounge with feature fireplace and stove-effect fire, a modern fitted kitchen/diner with ample wall and base units, and a useful utility room to the rear with access outside. To the first floor are two bedrooms, including a generous principal bedroom with fitted wardrobes, alongside a modern three-piece bathroom suite with shower over bath.

Finished in neutral tones throughout, the property is ready to move straight into and benefits from gas central heating and double glazing. Located within walking distance of Ramsbottom town centre, the property enjoys easy access to a fantastic range of independent shops, bars, restaurants and local amenities, whilst also offering excellent transport links into Bury, Manchester and beyond.

### Entrance Porch

Welcoming entrance porch providing access into the main living accommodation.

### Lounge

13'10" x 11'10" (4.22m x 3.61m)  
A bright and spacious reception room featuring a front-facing window, neutral décor, fitted carpet and an attractive chimney breast with stove-effect fire creating a cosy focal point. Useful built-in storage cupboard to the alcove.



### Kitchen/Diner

15'7" x 10'6" (4.75m x 3.20m)  
Modern fitted kitchen offering a range of white gloss wall and base units with contrasting work surfaces and tiled splashbacks. Incorporating integrated oven, gas hob and extractor hood with space for additional appliances and dining furniture. Rear-facing window allowing plenty of natural light.



### Utility Room

12'0" x 5'3" (3.66m x 1.60m)  
Useful additional space ideal for laundry and storage with external access to the rear.

### First Floor Landing

Providing access to all first-floor accommodation.

### Bedroom One

15'7" x 10'7" (4.75m x 3.23m)  
A generous double bedroom with front-facing window, fitted carpet and a full wall of fitted wardrobes providing excellent storage.



### Bedroom Two

10'1" x 7'5" (3.07m x 2.26m)  
A good-sized single bedroom overlooking the rear, ideal as a bedroom, nursery or home office.



### Bathroom

10'6" x 5'6" (3.20m x 1.68m)  
Modern three-piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with shower over and glazed screen. Complemented by contemporary tiling and a frosted rear window.



### Rear Yard

Low-maintenance frontage with a raised decked seating area, ideal for outdoor dining and entertaining.

