



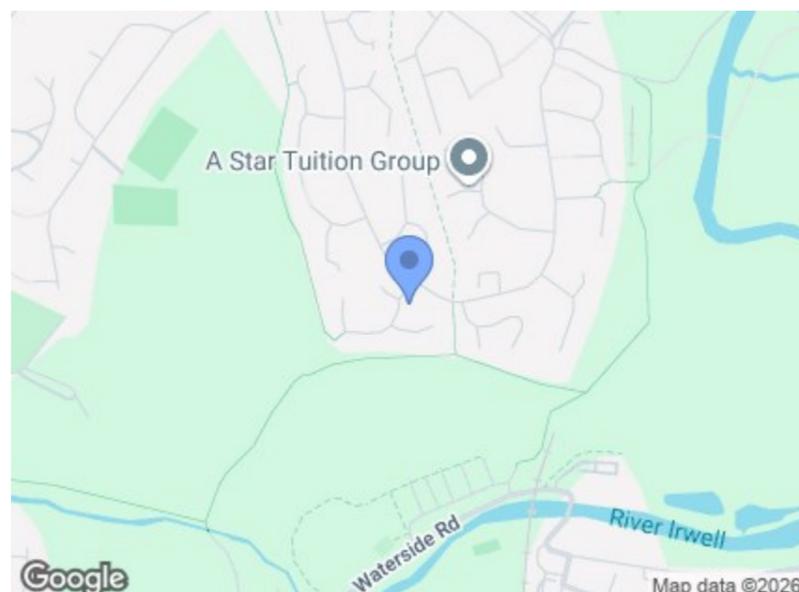
Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

**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: 141 m<sup>2</sup>/1,518 sq ft  
FLOOR 1: 79 m<sup>2</sup>/850 sq ft, FLOOR 2: 62 m<sup>2</sup>/668 sq ft  
EXCLUDED AREA: GARAGE: 13 m<sup>2</sup>/135 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Directions**

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	
EU Directive 2002/91/EC	85	EU Directive 2002/91/EC	69

**7 Marlborough Close**  
Ramsbottom, Bury, BL0 9YU  
**£2,025 Per month**



- Exclusive Detached Family Residence
- Extended & Beautifully Presented
- Kitchen With a Range of Appliances
- Garage, Driveway & Attractive Garden

- Sought After Ramsbottom Location
- Fabulous Open Plan Living Area
- Four Bedrooms & Three Bathrooms
- A Must See, Call Today to View

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.

# 7 Marlborough Close

## Ramsbottom, Bury, BL0 9YU

Newly Available to rent in March - 4 Bedroom Family Home Ramsbottom. \*\*\*12-18 month tenancy term\*\*\*

Stunning modern four bedroom family home with driveway parking. Situated in a great location for transport links into Bury town Centre and onto Manchester whilst being surrounded by the glorious countryside.

Modern neutral décor with contemporary styling, Spacious Porch, Hallway, Utility/Cloakroom, Modern kitchen with integrated appliances, lounge diner with Island, open dining area with patio doors leading to rear garden.

On the first floor is Master Bedroom with Ensuite plus 3 further spacious bedrooms and bathroom.

All viewings via appointment only, call now to book a viewing and avoid disappointment.

Heating Type: Central Heating. Water Supply: Mains Water. Sewage Type: Mains. Electric Supply: Mains. Parking: Driveway.

Available to occupy early March and offered unfurnished.

\*\*\*Ideal for anyone relocating and looking to settle locally and purchase new home\*\*\*.

To check broadband and mobile phone coverage please visit Ofcom here:  
<https://www.ofcom.org.uk/phones-and-broadband>

### Entrance Porch

Composite entrance door with glazed windows either side opens into the recently built porch with tiled flooring, radiator, spotlights, alarm panel, and inner door opening into the hallway.

### Entrance Hall

With laminate wood effect flooring, radiator, spotlighting, power points, and stairs ascending to the first floor with a snug area beneath.

### Lounge

With a front facing UPVC window, spotlights, wood effect flooring, feature fireplace with gas fire, radiator, and powerpoints.



### Extended Open Living & Dining Area

With a velux window and a rear facing UPVC window, spotlights, wood effect flooring, radiator, power points and floor to ceiling double glazed sliding door opening out to the rear garden.



### Open Plan Kitchen and Living Area

With wood effect flooring, spotlights, vertical radiator, power points, a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, recycling bin drawer, double gas oven at eye level, integrated fridge/freezer, centre island with built in electric hob and hood, and power points.



### Utility Room

With a side facing UPVC window, wood effect flooring, radiator, power points, a range of base units with contrasting work surfaces, inset sink and drainer unit, plumbing for washing machine, and a door to the garage.

### Shower Room

With a side facing opaque UPVC window, tiled flooring, radiator, walk-in shower unit with electric shower, low level WC and hand wash basin with vanity unit.



### First Floor Landing

With spotlights, power points, storage cupboard and loft access.

### Bedroom Two

With two front facing UPVC windows, spotlights, radiator, laminate wood effect flooring, and power points.



### Master Bedroom

With a front facing UPVC window, coving, centre ceiling light, radiator, and power points.



### En Suite

Fully tiled with a side facing opaque UPVC window, tiled flooring, heated towel rail, walk in shower unit with mains fed shower, low flush WC, and hand wash basin with pedestal.



### Bedroom Three

With a rear facing UPVC window, spotlights, laminate wood effect flooring, radiator, and power points.



### Bedroom Four

With a rear facing UPVC window, coving, spotlights, fitted wardrobes, radiator, and power points.

### Bathroom

Partly tiled with a rear facing opaque UPVC window, tiled flooring, heated towel rail, extractor fan, walk in shower unit with mains fed shower and three piece suite comprising: panel enclosed bath with centre taps, low flush WC and hand wash basin with vanity unit.



### Rear Garden

An enclosed private rear garden, mainly laid to lawn with a variety of shrubs and trees, patio area, and water supply to the side of the property.



### Integral Garage

With an electric roller door, power and lighting, and a side entrance door.

### Front Driveway

Driveway for several vehicles.

Council Tax Band D