

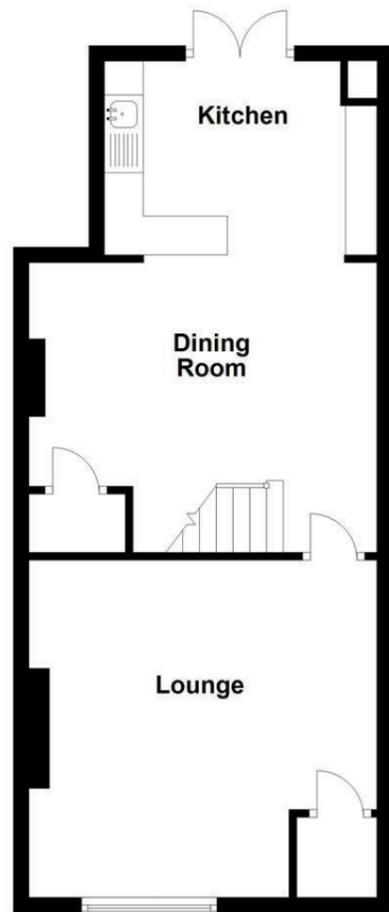


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

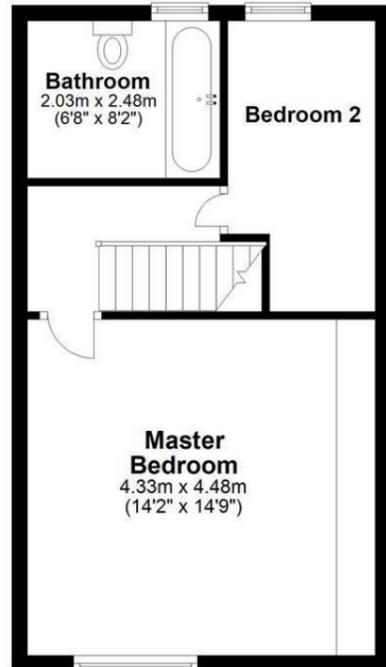
**CHARLES LOUIS**  
HOMES LIMITED

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

**Ground Floor**  
Approx. 45.7 sq. metres (492.2 sq. feet)



**First Floor**  
Approx. 36.6 sq. metres (394.2 sq. feet)



Total area: approx. 82.3 sq. metres (886.4 sq. feet)



**Directions**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(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	

**9 Garnett Street**  
Ramsbottom, Bury, BL0 9JW  
**£1,100 Per month**



- Extended, Spacious & Beautifully Presented
- Available to occupy Late March/Early April
- Breakfast Bar & Integrated Appliances
- Enclosed, Attractive & South Facing Garden
- Situated in the Heart of Ramsbottom
- Lounge, Open Plan Dining Room & Kitchen
- Two Bedrooms, Master with Fitted Wardrobes
- Early Enquiry Essential to Avoid Disappointment

# 9 Garnett Street

Ramsbottom, Bury, BL0 9JW

A spacious and beautifully presented terraced stone cottage situated close to the centre of Ramsbottom and all local amenities. This extended and stylish property features open plan kitchen and Dining room, integrated appliances in the kitchen, a fabulous master bedroom with wall to wall wardrobes and an enclosed and attractive garden. Available late March to early April, we expect this property to generate a lot of interest and encourage you to register your interest as early as possible.

## Entrance Vestibule

The front entrance door opens into a vestibule with tiled flooring and an inner door opening to the lounge.

## Lounge

14'8 x 14'2 (4.47m x 4.32m)

With a front facing UPVC double glazed window, coving, wood flooring, radiator, TV point and power points.



## Dining room

13'2 x 9'3 (min) (4.01m x 2.82m (min))

With tiled flooring, feature fireplace, radiator, built in cupboard space, integrated washing machine, power points and under stairs cupboard with shelving and lighting. The Dining Room features an open aspect with kitchen area and a breakfast bar.



## Kitchen

11'6 x 8' (3.51m x 2.44m)

With tiled flooring, spotlights and power points, fitted with a range of wall and base units with contrasting work surfaces, insert sink and drainer unit, built in electric oven and grill at eye level, electric hob with extractor hood, integrated dishwasher and integrated fridge freezer.



## Firs floor landing

Power point

## Master Bedroom

14'2 x 12'8 (4.32m x 3.86m)

With a front facing UPVC double glazed window with a far reaching view, wood flooring, feature cast iron fireplace, fitted wall to wall wardrobes, radiator and power point.



## Bedroom Two

9'4 (min) nx 7'9 (min) (2.84m (min) nx 2.36m (min))

With a rear facing UPVC double glazed window, wood flooring, radiator and power points.



## Bathroom

Fully tiled with a rear facing opaque UPVC double glazed window, tiled flooring and three piece bathroom suite comprising panel enclosed bath with centre taps, waterfall shower over with hand held attachments and shower screen, low flush WC and hand wash basin.



## Rear garden

An enclosed and private South facing, low maintenance rear garden with bin storage and rear access gate.



EPC Rated D (New EPC instructed)  
Council Tax Band B