

£795  
pcm



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### Features

- Well presented two double bedroom end terraced stone property
- Found just under a mile from Ramsbottom town centre and all its amenities
- Spacious lounge
- Separate dining room
- Modern fitted kitchen
- Two generous bedrooms
- Modern fully fitted three piece white shower room
- Central heating system & UPVC double glazed throughout
- Attractive low maintenance rear garden
- Early viewing a must to appreciate the accommodation on offer!
- Deposit = £795

### Summary of Property

**\*\* TWO DOUBLE BEDROOMS END STONE TERRACE \*\* TWO SEPARATE RECEPTIONS \*\*** This eye catching two double bedroom mid terraced cottage is found just off the ever popular Bolton Road West and is only a little over half a mile from Ramsbottom town centre. The property boasts two spacious reception rooms and entrance vestibule. Superb modern fitted kitchen, two generous double bedrooms and a contemporary three piece white shower room. Fully gas central heated and UPVC double glazed windows throughout. Outside there is an attractive rear garden. Conveniently placed for both Holcombe Brook and Ramsbottom shops and amenities. Early viewing is a must to appreciate the accommodation on offer and is strictly by appointment only. Deposit=£795.

# Room Descriptions

## Ground Floor

### Vestibule

Via a uPVC double glazed front door, uPVC double glazed side window, quarry tiled floor.

### Lounge

With a living flame effect electric wall mounted fire, uPVC double glazed window, double panel radiator, meter cupboard, tv point, exposed beams, ceiling light point.

### Dining Room

Wall mounted electric fire, double panel radiator, tv point, exposed beams, ceiling light point, staircase leading to the first floor, uPVC double glazed side window.

### Kitchen

With modern fitted wall and base units incorporating a single drainer stainless steel sink unit with a centre drainer and mixer tap, built in oven and electric hob, plumbed for automatic washing machine, double panel radiator, uPVC double glazed window, uPVC double glazed external door leading to the rear, feature low voltage lighting, splash tiling.

## First Floor

### Landing

With loft access, ceiling light point.

### Bedroom One

With uPVC double glazed window, double panel radiator, ceiling light point.

### Bedroom Two

Double bedroom with a uPVC double glazed window, double panel radiator, ceiling light point.

### Bathroom

With a modern three piece suite comprising; a walk in chrome and glass shower cubicle with a mixer shower over, low flush wc, pedestal wash hand basin, tiled to all elevations, uPVC double glazed frosted window, feature low voltage lighting, ceramic tiled floor, heated towel radiator, wall mounted gas combination boiler.

## Outside

### Garden

To the front of the property is street parking and to the rear is an enclosed rear yard with flowers and shrubs.

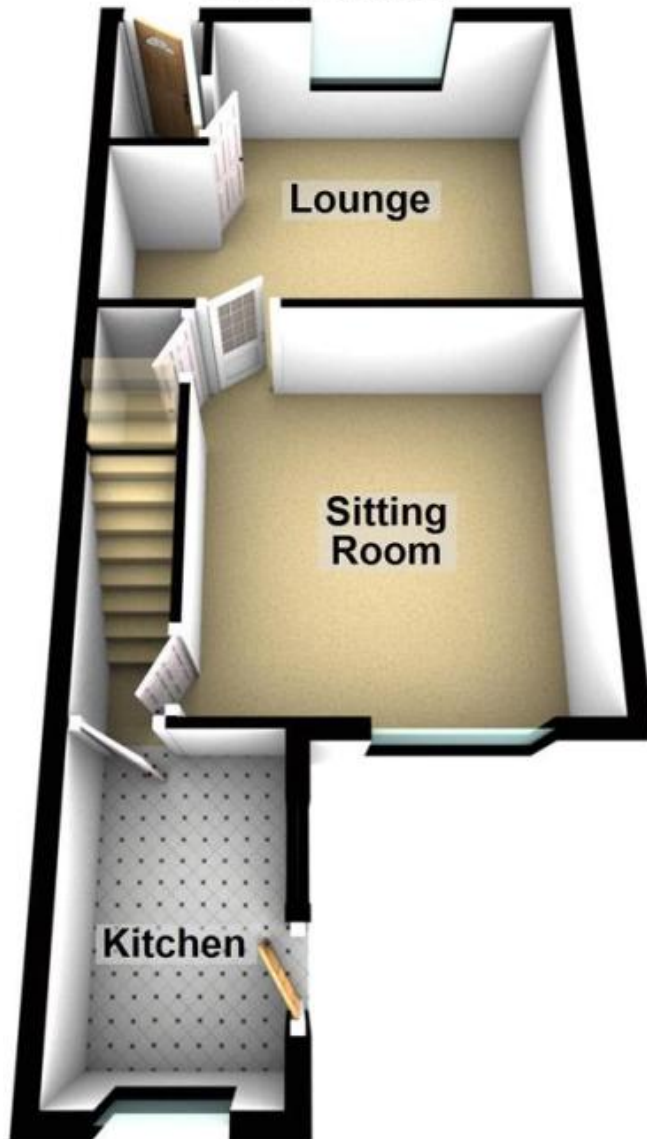




# Floorplan

## Ground Floor

Approx. 422.4 sq. feet



## First Floor

Approx. 366.6 sq. feet



### General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

### Measurements

All measurements quoted are approximate.

### Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.

Total area: approx. 789.0 sq. feet