

£425,000
Leasehold





Features

- AN EXQUISITE SUBSTANTIALLY RENOVATED FOUR BEDROOM STONE PROPERTY
- FANTASTIC LIVING ROOM WITH FEATURE FIREPLACE
- AWE INSPIRING VIEWS OVER THE LOCAL COUNTRYSIDE, WELL LANDSCAPED & TENDERED GARDENS
- ENTERTAINERS DREAM OPEN PLAN LIVING/DINING/FAMILY ROOM
- HIGHLY REGARDED & SOUGHT-AFTER VILLAGE OF RAMSBOTTOM LOCATION
- STYLISH GUEST WC & FAMILY BATHROOM
- QUALITY FIXTURES & FITTINGS THROUGHOUT
- OFF ROAD PARKING FOR SEVERAL CARS
- CELLAR & UTILITY ROOM WITH EXPOSED STONE WALL
- EPC Rating - D
- MUST BE VIEWED

Summary of Property

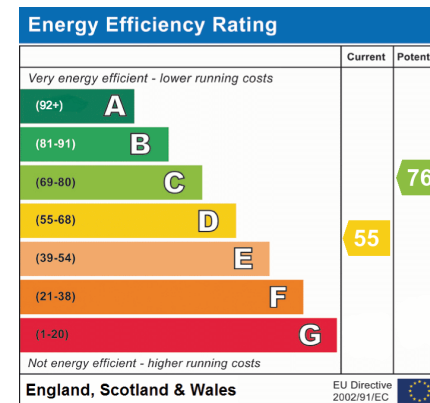
**** STUNNING OPEN PLAN DINING KITCHEN & UTILITY ROOM ** OPEN VIEWS TO FRONT & REAR ** GUEST WC & FAMILY BATHROOM **** This remarkable refurbished stone cottage, boasting four bedrooms, has been beautifully extended and is situated on an elevated position on the edge of Ramsbottom village. It exudes immense character and offers expansive views from both the front and rear. The house is beautifully presented throughout with a contemporary finish to an exceptional standard to provide most modern day requirements, whilst retaining the imposing charm and character of the period incorporating many elegant period features including original wood flooring wood burning stoves and ceiling covings. Offering space and size rarely found in this area, which is sure to catch the eye of potential purchasers. The accommodation comprises a spacious entrance hallway, a bright family lounge with a striking fireplace, an open-plan dining kitchen, a sitting room extension, a utility room, and a guest w.c. on the ground floor. Upstairs, there are three generously sized bedrooms and a four-piece white family bathroom. The second floor hosts a sizable fourth bedroom with storage cupboards.

Nestled within attractive tiered gardens, the property features a private paved patio at the rear, perfect for outdoor dining, with steps leading to a service area suitable for additional storage and waste bins. A gravel path wraps around the side of the property, leading to off-road parking for several vehicles and access to the cellar. The house is within walking distance to excellent local schools (Emmanuel Holcombe Primary) and Ramsbottom town centre ideal for all local amenities. Situated just off Tanners Street, access to the property is via a gravelled road with a woodland aspect to the rear. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold, 999 Year Lease. Lease end date: TBC

Local Authority/Council Tax: Bury Council: C Annual Amount: £1937.37 Approx.

Flood Risk: Very Low



Local Authority

Bury Council
 Band C
 Tax Band Amount: £1937.37

Room Descriptions

Ground Floor

Entrance Hallway

UPVC double glazed front door, radiator, ceiling coving, alarm pad, and stairs leading to the first floor landing.

Lounge

UPVC double glazed front and side window, radiator, modern log burning stove and fireplace, radiator, ceiling coving, solid wood flooring and ceiling point.

Dining Kitchen

A modern fully fitted kitchen with a range of wall and base units, complementary worksurface, Belfast sink unit with drainer, part tiled walls, electric range cooker with five ring gas hob, extractor unit above, log burning stove, solid, wood flooring, radiator, ceiling coving, ceiling spot lights and UPVC double glazed side window.

Sitting Room

Aluminium bi-folding patio doors, aluminium bi-folding double glazed side window, solid wood flooring, wall lights, Velux windows, ceiling spotlights and under floor heating.

Utility Room

Matching fitted cupboards housing the plumbing for the washing machine and dryer, large storage area and access to the cellar, tiled flooring, ceiling spotlights, exposed stone, Velux window and double glazed back door.

Guest WC

Modern two piece white suite comprising a low-level WC, wash hand basin with storage cupboards underneath, radiator, wall lights, tiled flooring, extractor unit, ceiling spotlights, and Velux window.

Lower Ground Floor

Cellar

Stone flooring, combi boiler, ceiling point, alarm pad and side door.

First Floor

Landing

Wall lights, ceiling points, storage cupboard and stairs leading to the top floor landing.

Bedroom One

UPVC double glazed rear window, fitted wardrobes, radiator, solid wood flooring, cast iron fireplace, ceiling coving and ceiling point.

Bedroom Two

UPVC double glazed front window, radiator, solid wood flooring, ceiling covering and ceiling point.

Bedroom Three

UPVC double glazed front window, radiator, solid wood flooring, ceiling coving and ceiling point.

Family Bathroom

A four piece white bathroom suite comprising of a freestanding rolltop bath with mixer tap and shower head, walk-in shower unit, low level WC, wash hand basin, radiator, tiled flooring, ceiling, spotlights, electric under floor heating, wood shutters and UPVC double side window.

Second Floor

Landing

Two UPVC double glazed side windows and storage cupboards.

Bedroom Four

Two UPVC double glazed windows and Velux window, radiator, storage into the eaves, solid wood flooring and ceiling spotlights.

Outside

Gardens

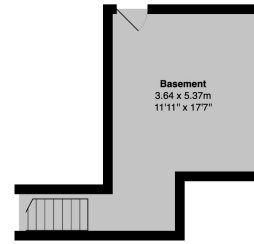
Front: Stone pathway way leading down to a two tiered garden with lawn areas, well maintained borders and shrubs.

Rear: Enclosed rear yard with stone steps down to access to service road for bin collection.

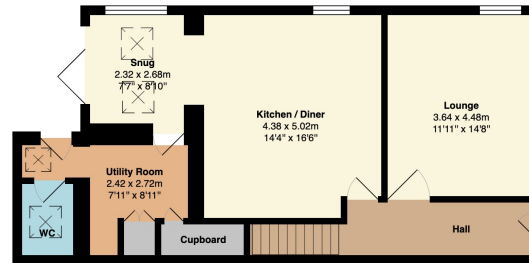
The vendor has informed us that there is a the communal green which all local residents can enjoy.



Floorplan



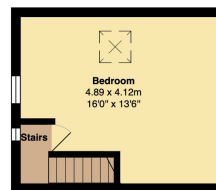
Basement
Area: 18.4 m² ... 198 ft²



Ground Floor
Area: 67.6 m² ... 728 ft²



First Floor
Area: 50.2 m² ... 540 ft²



Second Floor
Area: 20.1 m² ... 217 ft²

Total Area: 162.9 m² ... 1754 ft²

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.

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