

£219,995
Leasehold



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Features

- Stunning Two Double Bedroom Stone Terrace
- Entrance Hallway & Spacious Lounge with Feature Fireplace
- Separate Dining Room
- Modern fitted Extended Kitchen
- Fully Double Glazed & Gas Central Heating
- Modern Three Piece Bathroom
- Close Proximity to Local Amenities & Motorway Networks
- Bright & Airy Accommodation
- Walking Distance of Ramsbottom Town Centre
- Enclosed Rear Yard with AstroTurf & Outhouse
- Viewing is highly recommended on this excellent property and is strictly by appointment only

Summary of Property

**** A BEAUTIFUL TWO DOUBLE BEDROOM STONE TERRACE - READY TO MOVE STRAIGHT INTO ** TWO LARGE RECEPTION ROOMS**
**** MODERN EXTENDED KITCHEN & FAMILY BATHROOM ** MUST SEE!! **** Beautifully presented and deceptively spacious two double bedroom stone-built, mid-terraced property in a select location. The property features generous interiors, including a entrance hallway, spacious lounge with a feature fireplace, a separate dining room with window shutters, and a fully fitted extended modern kitchen. The first floor features two generously sized double bedrooms and a modern three-piece bathroom, making it perfect for comfortable family living. Located near Ramsbottom village, this home provides easy access to reputable schools, major commuter routes, and scenic countryside walks. It offers the perfect blend of peaceful rural living and convenience, with essential amenities close by. The house has the usual benefits from gas central heating and double glazing throughout. At the rear, a beautifully enclosed, paved and AstroTurf yard leads to a wood outhouse. The property is within walking distance of Ramsbottom Village Centre, known for its quality local shops, bars, and a variety of restaurants. Early viewing is highly recommended, strictly by appointment via our Ramsbottom office.

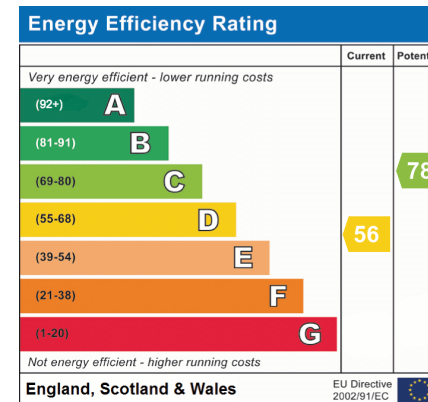
Tenure: Leasehold, Term: TBC

Local Authority/Council Tax: Bury Council: B Annual Amount: £1780.17 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1000Mbps Upload: 1000Mbps

Mobile Coverage: EE - Limited, Vodafone - Limited, Three - Limited, O2 - Likely



Local Authority

Bury Council

Band B

Tax Band Amount: £1780.17

Room Descriptions

Ground Floor

Entrance Hallway

Meter cupboard, radiator, ceiling coving and ceiling point.

Lounge

UPVC double glazed French patio doors, coal effect gas feature fire with surround, Karndean flooring, TV point, storage cupboard, radiator, ceiling coving, ceiling points and stairs leading to the first floor landing.

Dining Room

UPVC double glazed front window, wooden shutters, radiator, meter cupboard, ceiling coving and ceiling points.

Kitchen

A modern fitted kitchen with a range of wall and base units with complementary worksurface, single bowl sink unit with drainer, four ring gas hob with extractor unit above, electric oven, integrated fridge and freezer, plumbed for washing machine and dryer, part tiled walls, Karndean flooring, radiator, ceiling point, UPVC double glazed side window and UPVC double glazed back door.

First Floor

Landing

Ceiling spotlights.

Bedroom One

UPVC door glazed front window, fitted wardrobes and units, radiator, ceiling coving and ceiling points.

Bedroom Two

UPVC double glazed rear window, radiator, laminate flooring, ceiling coving, loft access and ceiling point.

Family Bathroom

A modern three-piece white suite comprising of a panel bath with mixer tap and showerhead, glass shower screen, low level WC, wash hand basin, wall mounted mirror, part tiled walls, radiator, chrome towel radiator, combi boiler, ceiling spotlights and UPVC double glazed rear window.

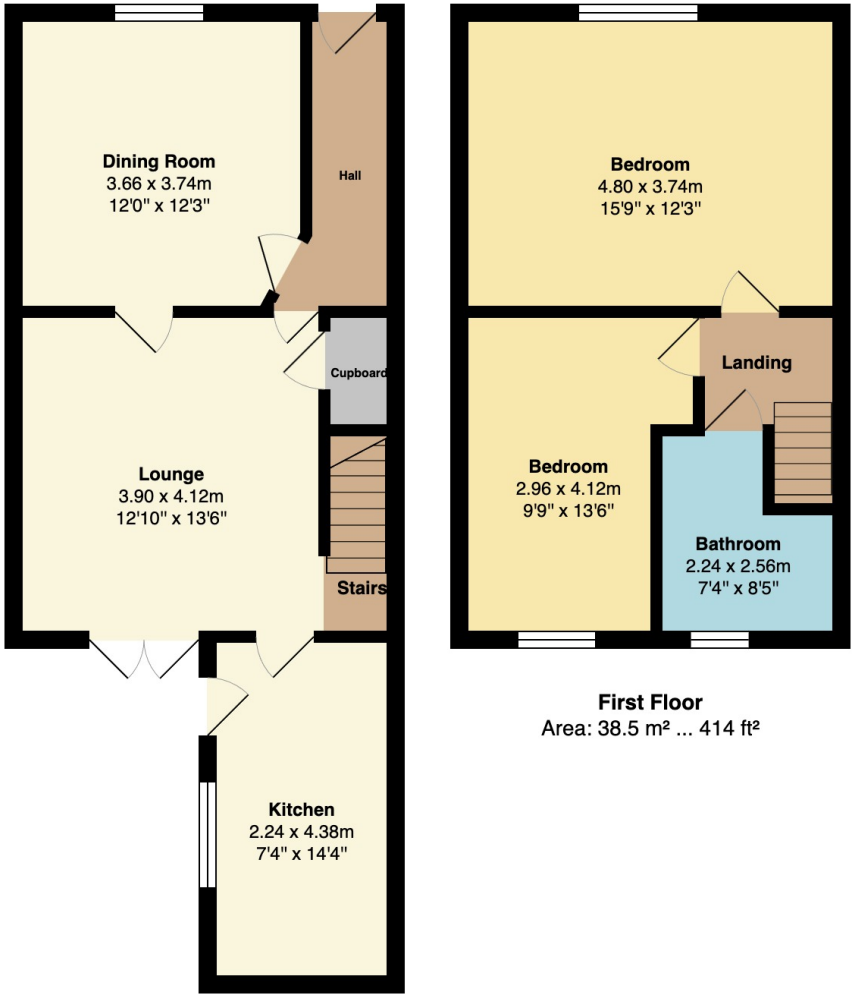
Outside

Yard

A large enclosed yard with Astroturf patio areas, flagged patio areas, outside water tap, external power point, wooden built outhouse, fence and gate to the rear.



Floorplan



Ground Floor
Area: 48.7 m² ... 524 ft²

First Floor
Area: 38.5 m² ... 414 ft²

Total Area: 87.2 m² ... 938 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.