

£230,000  
Leasehold



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## Features

- A SUPERB THREE BEDROOM STONE END TERRACE
- FRONT PORCH & HALLWAY
- SPACIOUS LOUNGE & DINING ROOM WITH FEATURE FIREPLACE
- MODERN FITTED EXTENDED KITCHEN
- SUPERB MODERN FOUR PIECE WHITE BATHROOM
- UTILITY ROOM & OUTSIDE WC
- CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT LINKS
- SITUATED ON A POPULAR ROAD IN THE HEART OF RAMSBOTTOM
- WOODLAND REAR ASPECT
- LOW MAINTENANCE REAR YARD & FRONT GARDEN
- GAS CENTRAL HEATING & FULLY DOUBLE GLAZED
- VIEWING IS HIGHLY RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

## Summary of Property

**\*\* THREE BEDROOMS \*\* WOODLAND OUTLOOK TO THE REAR \*\* TWO RECEPTION ROOMS \*\* FOUR PIECE FAMILY BATHROOM & UTILITY ROOM \*\* PRICED TO SELL!! \*\*** Beautifully presented throughout, this deceptively spacious three-bedroom end stone cottage enjoys a predominantly wooded outlook to the rear, making it an ideal choice for first-time buyers. Situated on the ever-popular Bolton Road West, it's conveniently located just half a mile from the heart of Ramsbottom town centre. The property features an entrance porch, welcoming hallway, generously sized lounge, separate dining room, and a modern, extended fitted kitchen. Upstairs, a spacious landing leads to three well-proportioned bedrooms, a contemporary four-piece white bathroom suite, and a useful utility room. Additional benefits include full gas central heating, UPVC double glazing, and composite external doors. Externally, there's a neatly maintained front garden and a private, enclosed rear yard—partially covered—with an outside WC. Early viewing is highly recommended to fully appreciate the accommodation on offer, available strictly by appointment only via our Ramsbottom office.

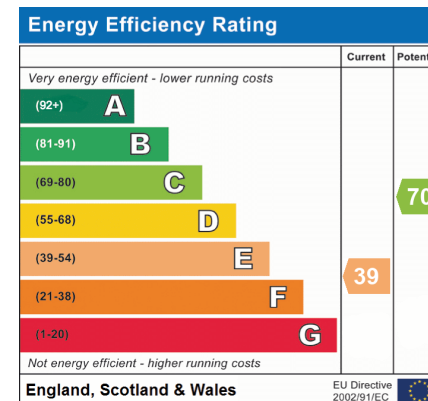
Tenure: Leasehold, Lease Term: 999 years Lease end date: 2893

Local Authority/Council Tax: Bury Council: B Annual Amount: £1877.99 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 1000Mbps Upload: 1000Mbps

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



## Local Authority

Bury Council

Band B

Tax Band Amount: £1877.99

## Room Descriptions

### Ground Floor

#### Front Porch

A composite double glazed front door and UPVC double glazed windows, ceiling point and tile flooring.

#### Hallway

Radiator, ceiling coving, ceiling point and stairs leading to the first floor landing.

#### Lounge

UPVC double glazed front window, radiator, meter cupboard, TV point and ceiling point.

#### Dining Room

UPVC double glazed window, radiator, coal effect gas fire with surround, TV point, laminate flooring, under the stairs storage cupboard, ceiling coving and ceiling point.

#### Kitchen

A modern range of wall and base units with complementary worksurface, electric oven, four ring gas hob with extractor unit above, one and a half bowl sink unit with drainer, plumbed for dishwasher, part tiled walls, radiator, tiled flooring, ceiling coving, ceiling points, two UPVC double glazed side windows and a composite double glazed back door .

### First Floor

#### Landing

Laminate flooring and ceiling points.

#### Bedroom One

UPVC double glazed rear window, radiator, fitted wardrobes, TV point, laminate flooring and ceiling point.

#### Bedroom Two

UPVC double glazed front window, radiator, fitted wardrobes, laminate flooring, ceiling coving and ceiling point.

#### Bedroom Three

UPVC double glaze side window, radiator, laminate flooring, loft access, ceiling coving and ceiling point.

#### Family Bathroom

A four piece white bathroom suite comprising of a panel bath with mixer taps, shower above, low level WC, wash hand basin, bidet, chrome towel radiator, extractor unit, tiled walls, ceiling point and UPVC double glazed side window.

#### Utility Room

Wall and base units with complementary works surface, plumbed for washing machine and dryer, radiator, ceiling point and UPVC double glazed side and rear windows.

### Outside

#### Outside Toilet

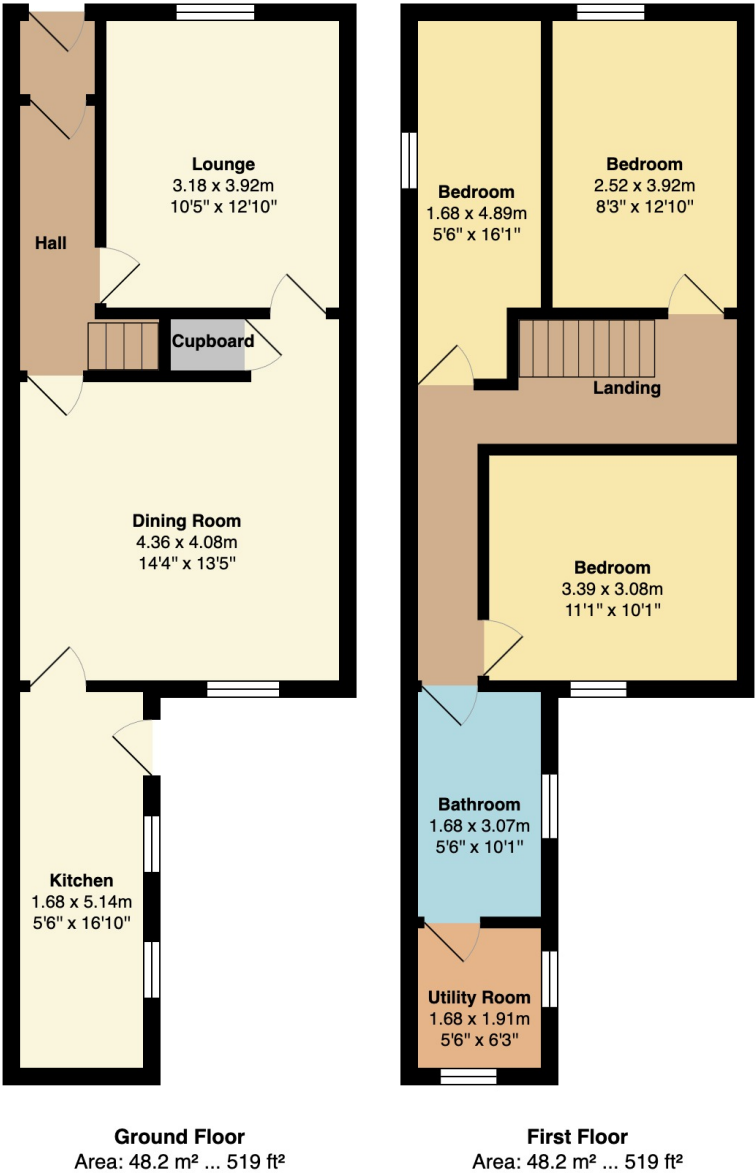
A two-piece suite comprising of a low-level WC, wash hand basin, electric wall mounted hot water tap, tiled walls, tiled flooring and ceiling point.

#### Yard

Enclosed flagged yard, external lighting, wooden roof and rear door.



Floorplan



**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.