

£220,000  
Freehold



**JON SIMON**  
ESTATE AGENTS



## North View, Ramsbottom, Bury, Lancashire BL0 0NX



### Features

- Beautifully presented two bedroom stone cottage
- Lounge with feature fireplace
- Pleasant aspects to the front
- 'Tucked Away' Hamlet
- Beautiful cottage style rear garden with store rooms
- Gas central heated & Double glazed windows
- Fitted Dining Kitchen
- Quiet location ideal for country walks
- Three piece bathroom suite
- Close Local Amenities and Transport Links
- Viewing highly recommended and strictly by appointment only

### Summary of Property

**\*\* A DELIGHTFUL AND WELL PRESENTED END STONE COTTAGE LOCATED IN A POPULAR SEMI RURAL SETTING \*\* BEAUTIFUL REAR GARDEN WITH WATER FEATURE \*\* WOODLAND FRONT VIEWS \*\*** A charming and characterful stone cottage nestled in the picturesque area of Strongstry. If you're seeking tranquility and privacy, surrounded by lush forests and rolling countryside—along with the nostalgic sight of the Irwell steam train passing by—an early viewing is highly recommended. The inviting interior features a cosy lounge with a striking stone fireplace, a well-appointed dining kitchen, two bedrooms, and a three-piece bathroom. The property is brimming with charm, boasting an open stone fireplace, exposed stone walls, and rustic ceiling beams. Outside, you'll find a beautifully maintained garden forecourt and a delightful cottage-style garden with patio areas and two stone outbuildings. Conveniently located just a short drive from Ramsbottom town centre, the property enjoys a peaceful wooded setting with easy access to the East Lancashire Steam Railway and the motorway network. Warmed by gas-fired central heating, this home is a must-see. Viewings are strictly by appointment only through our Ramsbottom office.

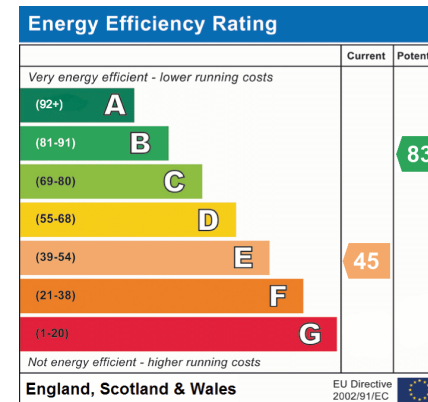
Tenure: Freehold

Local Authority/Council Tax: Rossendale Council: B Annual Amount: £1882.68 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 44Mbps Upload: 8Mbps

Mobile Coverage: EE - None, Vodafone - Limited, Three - Limited, O2 - Limited



### Local Authority

Rossendale Council

Band B

Tax Band Amount: £1882.68

## Room Descriptions

### Ground Floor

#### Lounge

UPVC double glazed front window, original wooden front door, laminate flooring, TV point, wall lights, electric wood effect stove, stone chimney breast, radiator, exposed stone walls, electric meter cupboard, ceiling point and stairs leading to the first floor landing.

#### Dining Kitchen

Wall and base units with complimentary worksurface, four ring electric hob with extractor unit above, double electric oven, integrated fridge and freezer, plumbed for washing machine, single bowl sink unit with drainer, radiator, ceiling spotlights, exposed on walls, two UPVC double glazed rear windows and door.

#### Rear Porch

Ceiling point and windows and rear door.

### First Floor

#### Landing

Ceiling point.

#### Bedroom One

UPVC double glazed front window, radiator, feature stone chimney breast, built-in

wardrobes, mezzanine area with storage cupboard, wall lights, ceiling beams and ceiling point.

#### Bedroom Two

UPVC double glazed rear window, radiator, exposed stone walls and ceiling point.

#### Family Bathroom

A modern three-piece white suite comprising of a panel bath with mixer taps, electric shower above, shower screen, low level WC, wash hand basin with storage cupboard underneath, radiator, extractor unit, ceiling point and UPVC double glazed window.

### Outside

#### Gardens

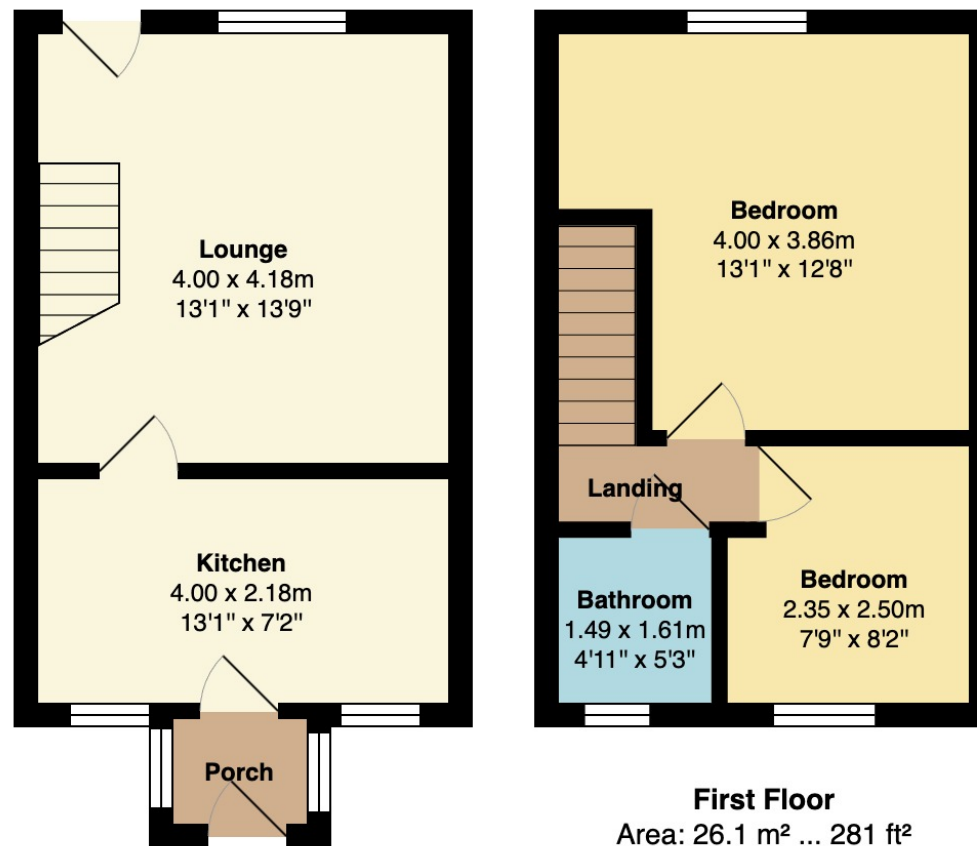
Front: Small garden forecourt.

Rear: Two Astro Turf areas, patio area, a lawn cottage garden with well-maintained borders and shrubs, pond with feature water feature, two stone outhouses, gated access to the side and outside water tap.





## 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.

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