

£210,000  
Leasehold



VICTORIA STREET

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### Features

- A well presented two bedroom end stone terrace
- Found within walking distance of Ramsbottom town centre
- Spacious Reception Room with Feature Chimney Breast
- Modern Fitted Dining Kitchen
- Two double bedrooms with Walk-in Wardrobe
- Modern Three Piece Shower Room
- Fully Double Glazed And Gas Central Heating
- Sold With No Onward Chain
- Enclosed Rear Garden with Decked Patio Area
- EPC Rating - E
- Entrance Vestibule
- Touching distance of local amenities
- Viewing is a must and is strictly by appointment only

## Summary of Property

**\*\* SOLD WITH NO ONWARD CHAIN \*\* BEAUTIFUL TWO DOUBLE BEDROOM STONE TERRACE \*\* MODERN DINING KITCHEN & MODERN SHOWER ROOM \*\* MUST SEE! \*\*** Victoria Street, Ramsbottom, is a beautifully presented stone-built end-terrace property featuring two double bedrooms, set in a highly sought-after hillside location. It is within walking distance of the vibrant town centre, offering easy access to shops, bars, restaurants, schools, and local amenities. The property also provides convenient access to motorway networks, making it ideal for commuters. Perfect for first-time buyers, this spacious home includes an entrance vestibule, a generous lounge with a feature chimney breast, a modern fitted dining kitchen. The two well-proportioned double bedrooms include a main bedroom with a walk-in wardrobe, complemented by a contemporary three-piece shower room. Outside, there is a private raised decked patio at the rear. The property benefits from gas central heating, double-glazed windows, and is offered with no onward chain. Viewing is highly recommended and can be arranged strictly by appointment through our Ramsbottom office.

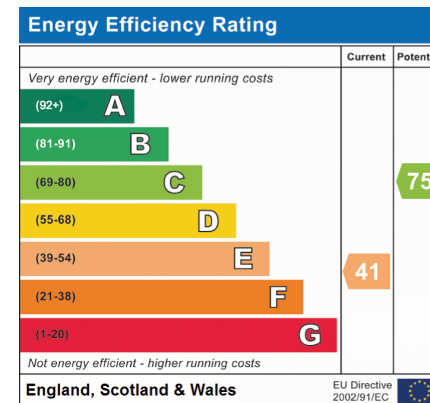
Tenure: Leasehold

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

Flood Risk: Very Low

Broadband availability: Superfast: Download: 130Mbps Upload: 20Mbps

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

#### Vestibule

A double glazed front door, ceiling point and laminated flooring.

#### Lounge

Two double glazed windows, gas and electric meter cupboards, radiator, laminate flooring, fireplace surround and ceiling point.

#### Dining Kitchen

Modern range of wall and base units with complementary work surface, breakfast bar, one and a half bowl sink unit with drainer, four ring electric hob with extract unit above, electric oven, combi boiler, radiator, tiled walls, storage cupboard, double glazed window and wooden stable back door.

### First Floor

#### Landing

Loft access and ceiling point.

#### Bedroom One

Two double glazed windows, radiator, wooden flooring, large walk-in wardrobe and ceiling point.

#### Bedroom Two

Double glazed window, radiator and ceiling point.

#### Shower Room

A three piece white suite comprising of a walk-in shower unit, low level WC, wash hand basin, chrome towel radiator, fully tiled walls, extractor unit and ceiling spotlights.

### Outside

#### Garden

Decked patio area, pebbled borders with shrubs, fence surround and gated access to the rear.



## Ground Floor

Approx. 36.0 sq. metres (388.0 sq. feet)



## First Floor

Approx. 37.0 sq. metres (397.8 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 an offer 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. 73.0 sq. metres (785.8 sq. feet)**