

£230,000  
Freehold



JON SIMON

**JS**  
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ESTATE AGENTS



### Features

- A Two Bedroom Stone Cottage with Driveway
- Spacious lounge with feature log burning stove
- Bright Dining Kitchen with Vaulted Ceiling
- Modern Three Piece Family Bathroom
- Driveway For Off Road Parking
- Paved Front Garden
- Close to all local amenities and within the catchment of good, local schools
- Quiet Tucked Away Location in Ramsbottom Village
- Viewing highly recommended and strictly by appointment only

## Summary of Property

**\*\* ALLOCATED PARKING \*\* LARGE LOUNGE WITH LOG BURNING STOVE \*\* QUIET TUCKED AWAY LOCATION \*\* MUST SEE!**

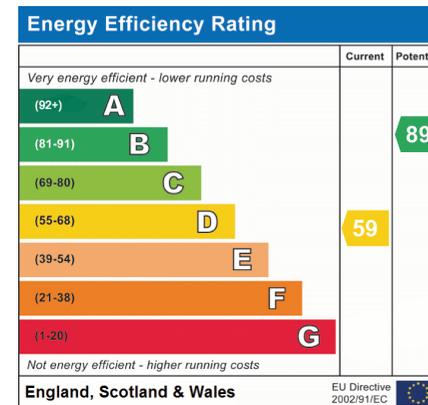
\*\* Nestled at the base of The Rake, this delightful two-bedroom stone-built family home occupies a quiet and secluded setting within an attractive terrace of just seven character properties. Homes of this nature seldom become available, and early viewing is strongly advised. The accommodation briefly comprises a generous lounge featuring a log-burning stove, and a light-filled dining kitchen with integrated appliances and a striking vaulted ceiling. To the first floor are two spacious double bedrooms and a three-piece family bathroom. Outside, the property benefits from a beautifully maintained cottage-style garden to the front, complete with a seating area. In addition, there is off-road parking for one vehicle located at the front of the terrace. Despite its peaceful tucked-away position, the home is conveniently situated for Ramsbottom's vibrant village centre, offering a variety of traditional shops, cafés, and everyday amenities, including three major supermarkets. Holcombe Moor is quite literally on the doorstep, providing access to beautiful countryside walks. Excellent transport connections are close by, with the M66 motorway less than a mile away, offering straightforward links to Bury, Manchester and beyond. Families will also benefit from being near several highly regarded schools, including Nuttall Lane Primary School, Holcombe Village Primary School, and Woodhey High School, which is easily reached via Bolton Road West. Viewing is strictly by appointment through our Ramsbottom office and is highly recommended.

Tenure: Freehold

Local Authority/Council Tax: Bury Council: C Annual Amount: £2146.28 Approx.

Flood Risk: Very Low

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



### Local Authority

Bury Council  
 Band C  
 Tax Band Amount: £2146.28

## Room Descriptions

### Ground Floor

#### Lounge

A spacious and welcoming reception room featuring a stunning exposed-stone fireplace with inset log-burning stove, perfect for creating a cosy atmosphere. Neutral décor, fitted carpet, and a large window to the front allow light to flow freely. Offers ample space for seating and additional furnishings.

#### Dining Kitchen

A charming and characterful kitchen/diner with a vaulted ceiling, twin skylights, and track lighting. Beautiful wood cabinetry pairs with green tiled splashbacks and terracotta-style flooring. The room provides excellent worktop and storage space along with plenty of room for dining. Window overlooks the rear garden, enhancing brightness throughout.

### First Floor

#### Landing

A bright first-floor landing offering access to both bedrooms and the bathroom, with space for storage or display furniture.

#### Bedroom One

A generous double bedroom with views to the rear, decorated in soft tones to create a calming feel. Plenty of space for a bed and additional furniture. Positioned to enjoy the peaceful outlook over the garden and hillside backdrop.

#### Bedroom Two

A versatile second bedroom with a rear-facing window and neutral décor—ideal as a guest room, office, or nursery.

#### Family Bathroom

A well-presented bathroom featuring a three-piece suite comprising panelled bath with shower attachment, pedestal wash basin, and WC. Finished with neutral tiling and an arched frosted window providing privacy and character. Heated towel rail included.

### Outside

#### Parking & Garden

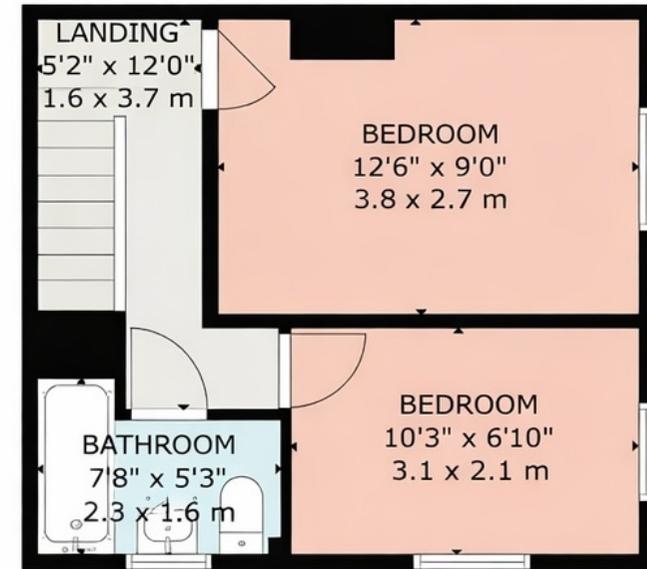
A charming stone-paved courtyard with tiered steps leading to elevated planting areas. Enclosed by mature hedging and stone walls, offering privacy and a lovely outdoor seating space. Low-maintenance and ideal for enjoying the sunshine or morning coffee. Driveway for one vehicle providing off road parking.



# Floorplan



GROUND FLOOR



FIRST FLOOR

## GROSS INTERNAL AREA

GROUND FLOOR = 670 FT<sup>2</sup> / 62.3 m<sup>2</sup> | FIRST FLOOR = 325<sup>5</sup> FT<sup>2</sup> / 30.2 m<sup>2</sup>

TOTAL = 995 FT<sup>2</sup> / 92.4 m<sup>2</sup>

\* GIA Includes Areas Below 1.5M (5FT), 108 SQ FT / 10SQ M

### 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.