

£200,000
Freehold



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Features

- Well presented three bedroom stone property
- Large Detached Garage/Workshop & Driveway For Ample Off Road Parking
- Sold With No Onward Chain
- Two Large Reception Rooms
- Extended Kitchen
- Three Piece Family Bathroom
- Walking distance to Ramsbottom Town Centre and all it has to offer
- Beautiful Rear Enclosed Yard With Canopy
- Gas Central Heated & Double Glazed Windows
- EPC Rating - D
- Vestibule
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** EXTREMELY RARE PROPERTY WITH LARGE DETACHED GARAGE & DRIVEWAY FOR OFF ROAD PARKING ** SOLD WITH NO ONWARD CHAIN ** TWO RECEPTION ROOMS ** MUST SEE!! **** Attractively presented and and surprisingly spacious stone-built, mid-terraced property offers three bedrooms and the rare advantage of a detached garage with a driveway at the rear. The property features generous interiors, including a vestibule, lounge with a fireplace, a separate dining room with a fireplace, and a fully fitted extended kitchen. The first floor features two generously sized double bedrooms and a three-piece bathroom, while the second floor offers an additional loft bedroom, 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 yard leads to a large detached garage with an electric roller door and driveway, providing ample off-road parking. 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.

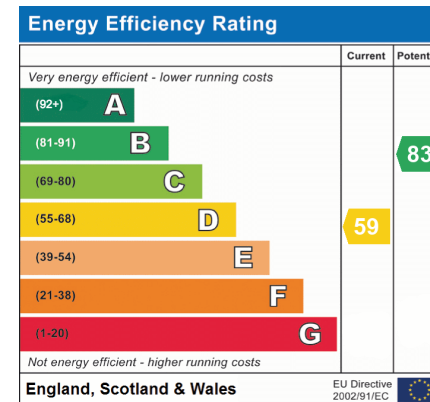
Tenure: Freehold

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

Flood Risk: Very Low

Broadband availability: Superfast: Download: 80Mbps 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

1.60m x 1.02m (5'3 x 3'4) - Hardwood front door, tiled effect flooring and door to reception room one.

Lounge

4.83m x 4.39m (15'10 x 14'5) - UPVC double glazed window, central heating radiator, gas fire with brick surround, exposed beams and door to reception room two.

Dining Room

4.57m x 3.66m (15 x 12) - UPVC double glazed window, central heating radiator, gas fire with marble surround, under stairs storage, door to kitchen and stairs to first floor.

Kitchen

3.23m x 2.72m (10'7 x 8'11) - UPVC double glazed window, a fitted SieMatic mix of wall and base units, quartz worktops, one and a half bowl composite sink and drainer with mixer tap, four ring gas hob and extractor hood, tiled splashbacks, space for fridge freezer, plumbing for washing machine, tiled effect flooring and door to rear.

First Floor

Landing

Doors leading to two bedrooms, bathroom and inner landing providing access to stairs to second floor.

Bedroom One

4.65m x 2.74m (15'3 x 9) - Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

Bedroom Two

Family Bathroom

2.49m x 1.40m (8'2 x 4'7) - Central heating radiator, panel bath with traditional taps and overhead direct feed shower, pedestal wash basin with mixer tap, low base WC, part tiled elevations and tiled effect flooring.

Inner Landing

2.34m x 1.93m (7'8 x 6'4) - Stairs to second floor, ceiling point and under stairs storage cupboard.

Second Floor

Bedroom Three

4.27m x 4.06m (14 x 13'4) - Velux window and central heating radiator and ceiling point.

Outside

Garage & Driveway

5.21m x 4.04m (17'1 x 13'3) - A detached brick built garage with electric roller shutter garage door, power points and ceiling points.

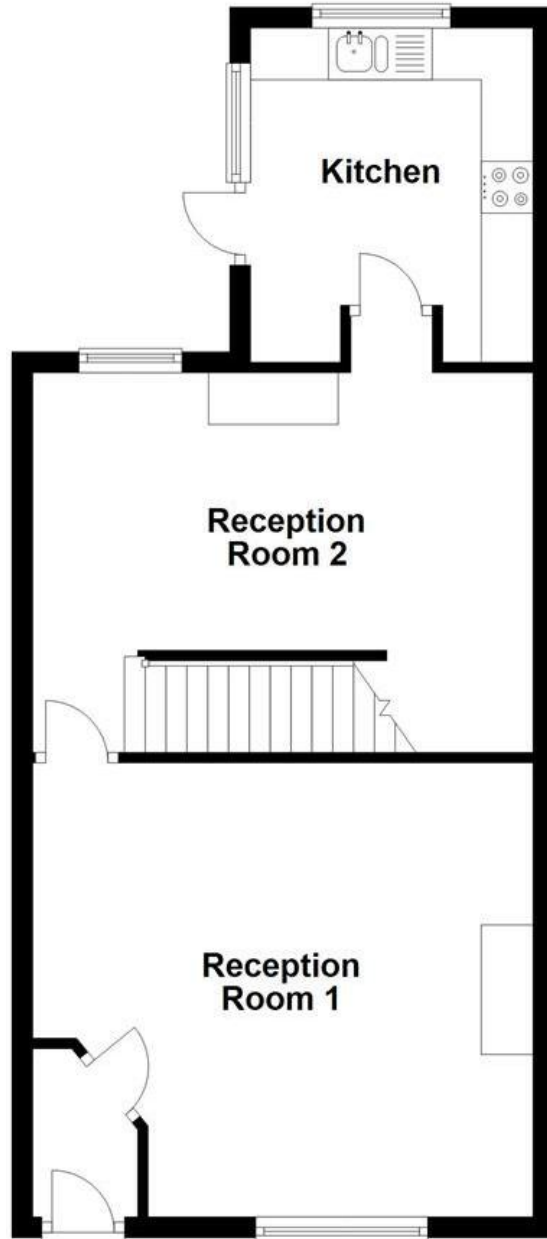
Concrete paved driveway for ample off road parking.

Yard

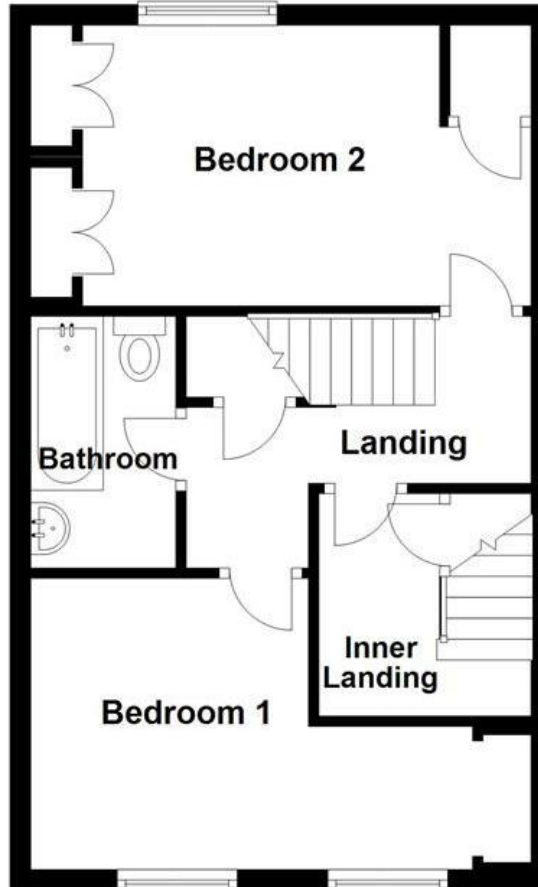
Well maintained enclosed tiled rear yard with external power points, canopy, wrought iron fence and gate.



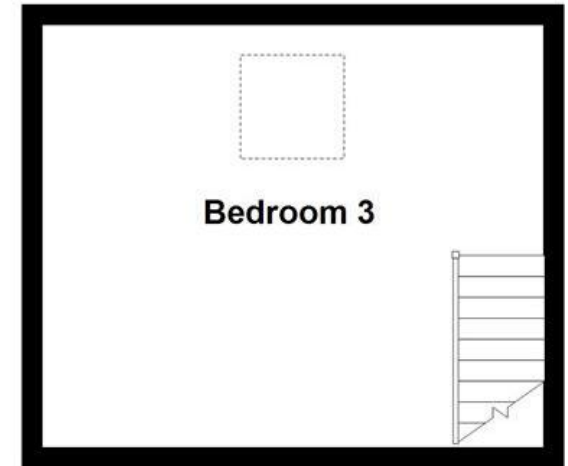
Ground Floor



First Floor



Second Floor



General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. Please be particularly alert to the details of any part of the property 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.