

£225,000  
Leasehold



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### Features

- A Substantial Three Bedroom Stone Terrace
- Overlooking the Town Centre and Surrounding Countryside
- Two Large Reception Rooms
- Kitchen Extension
- Gas Central Heated & Double Glazed Windows
- Three Piece Bathroom
- Separate Shower Room
- Walking distance from Ramsbottom town centre and all it has to offer
- Sold With No Onward Chain
- EPC Rating - E
- Close local amenities and transport links
- Enclosed flagged rear yard
- Viewing highly recommended and strictly by appointment only

## Summary of Property

**\*\* SOLD WITH NO ONWARD CHAIN \*\* WOODLAND VIEWS TO THE FRONT \*\* TWO LARGE RECEPTION ROOMS \*\*** Fern Street, Ramsbottom is a spacious three-bedroom terraced home situated on a desirable street with an elevated position that offers views of the town centre and the surrounding countryside. Conveniently located close to the town centre and just a short drive from the motorway network, this property features gas-fired central heating and PVC double glazing.

The accommodation includes a vestibule entrance, a living room with a feature fireplace, a separate dining room, a kitchen extension, and on the first floor, a landing that leads to two double bedrooms. The main bedroom boasts an en-suite three-piece bathroom, along with an additional shower room. The second floor houses a third double bedroom with storage space in the eaves.

Outside, there is a well-maintained garden forecourt and an enclosed flagged rear yard, perfect for entertaining. Viewing is highly recommended to appreciate the size and location of this family home, strictly by appointment only.

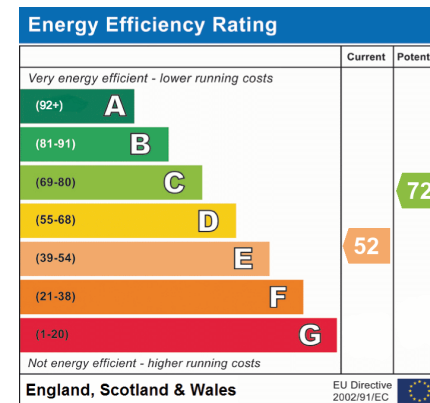
Tenure: Leasehold, Lease end date: 01/01/2893

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

Flood Risk: Very Low

Broadband availability: Superfast: Download: 300Mbps Upload: 50Mbps

Mobile Coverage: EE - Low, Vodafone - Low, Three - Low, O2 - Medium



### Local Authority

Bury Council  
Band B  
Tax Band Amount: £1780.17

## Room Descriptions

### Ground Floor

#### Entrance Vestibule

UPVC double glazed front door and meter cupboard.

#### Lounge

Recessed living flame gas fire with surround, radiator, laminate flooring and UPVC window to the front.

#### Dining Room

Under stairs storage cupboard, radiator and UPVC window to the rear.

#### Kitchen

Long galley type kitchen with range of wall and base units, built in gas hob, oven and extractor, tiled elevations, wall mounted central heating boiler, UPVC windows to the side and back door.

### First Floor

#### Landing

Landing area with stairs to the second floor, UPVC window to the front.

#### Bedroom One

Fitted cupboards, radiator and UPVC window to the rear.

#### En-Suite Bathroom

Three piece suite with wc, wash hand basin and panel bath, tiled elevations, UPVC window to the rear.

#### Bedroom Two

UPVC Window to the front, radiator and ceiling point.

#### Shower Room

A two piece suite comprising of a wash hand basin, walk in shower unit, tiled elevations and ceiling point.

### Second Floor

#### Bedroom Three

Eaves storage, Velux window to the rear.

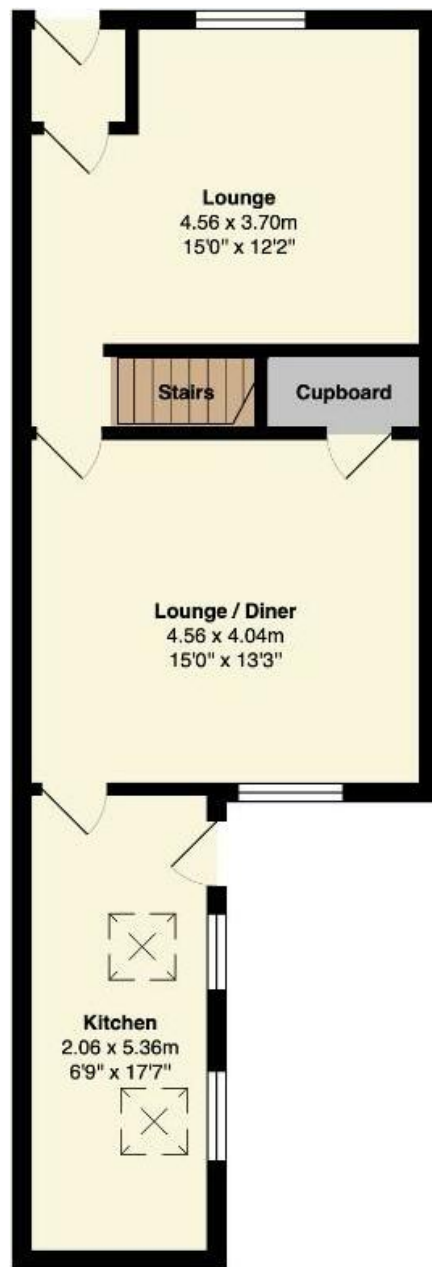
### Outside

#### Yard

Well maintained garden forecourt and an enclosed flagged rear yard with gated access to the rear.



# Floorplan



## Ground Floor

Area: 51.9 m<sup>2</sup> ... 558 ft<sup>2</sup>

### General Disclaimer

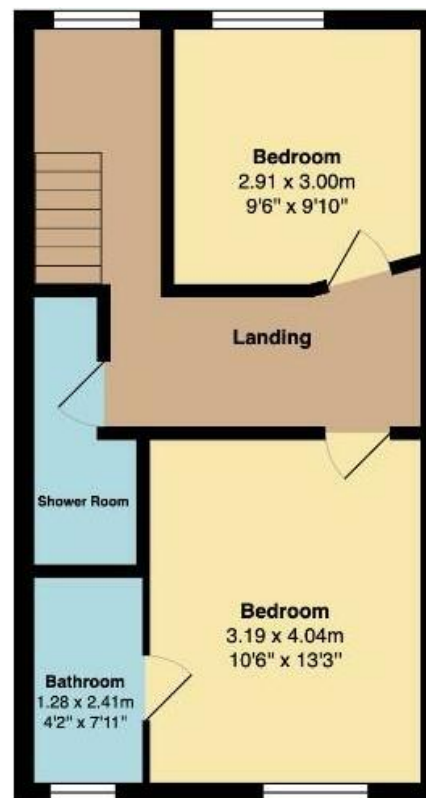
Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

### 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.



## First Floor

Area: 40.5 m<sup>2</sup> ... 436 ft<sup>2</sup>



## Ground Floor

Area: 27.7 m<sup>2</sup> ... 298 ft<sup>2</sup>

**Total Area: 120.1 m<sup>2</sup> ... 1292 ft<sup>2</sup>**