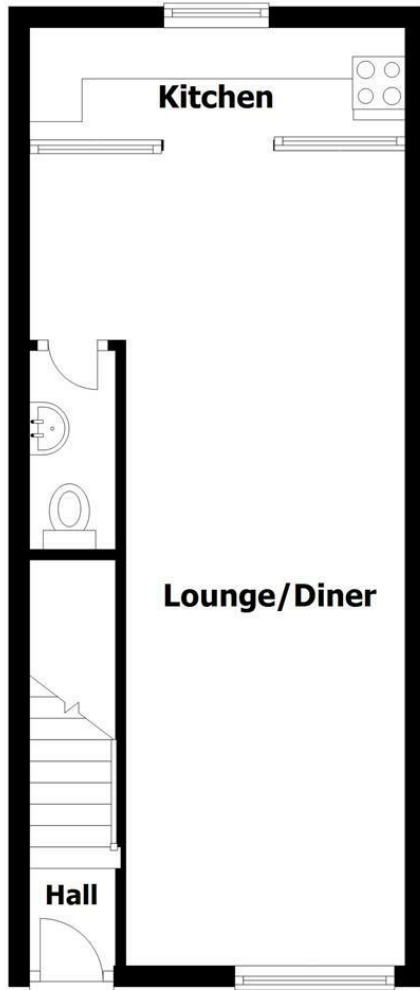
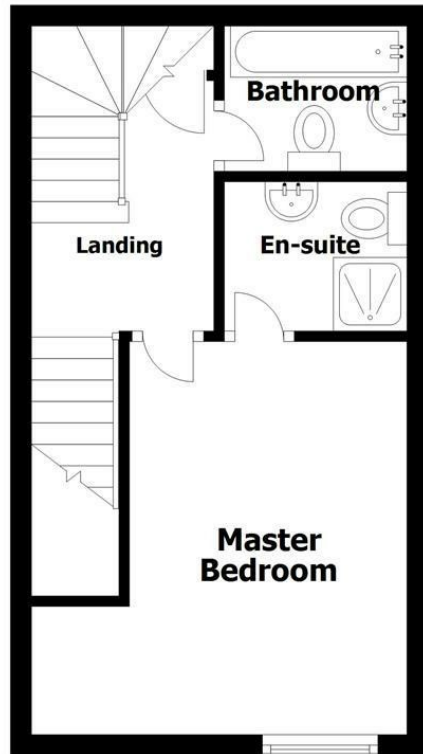


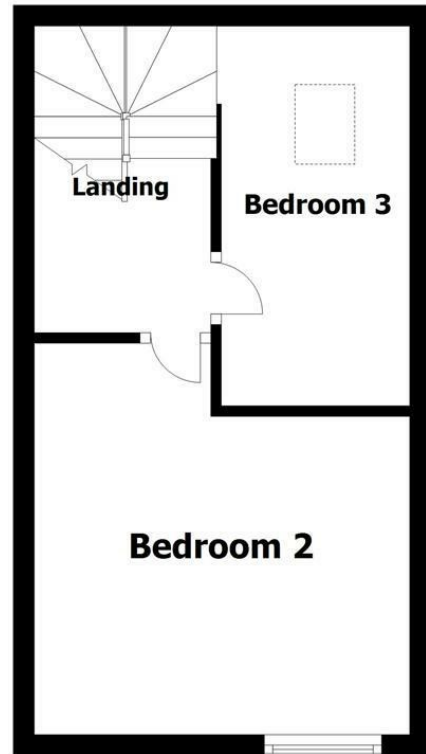
## Ground Floor



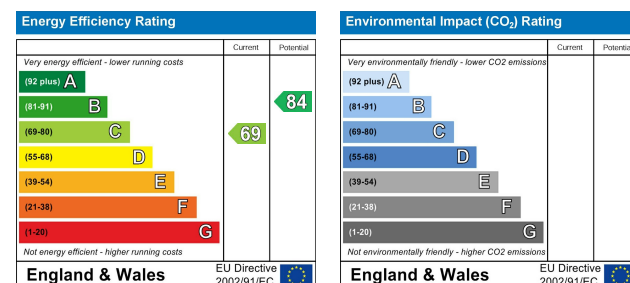
## First Floor



## Second Floor



## Directions



**No. 13E Crow Lane**  
Ramsbottom, Bury, BL0 9BR

**£1,100 Per month**



- Immaculate, Modern & Spacious Town House
- Three Generous Bedrooms, Master En Suite
- Decked Seating Area, Secure Parking For Two
- Situated in the Centre Of Ramsbottom

- Open Plan Living Space, Integrated Appliances
- Ground Floor WC, First Floor Family Bathroom
- Available To Occupy Early/Mid October
- Viewing Essential to Appreciate Size & Character

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# No. 13E Crow Lane

## Ramsbottom, Bury, BL0 9BR

IMMACULATE, ULTRA MODERN & SPACIOUS TOWN HOUSE\*\* OPEN PLAN LIVING SPACE\*\* THREE GENEROUS BEDROOMS\*\* TWO BATHROOMS PLUS GROUND FLOOR WC\*\* TWO PARKING SPACES\*\* OUTSIDE SEATING AREA

Originally a school, this historic building in the heart of Ramsbottom was converted to offer modern and contemporary living accommodation whilst still retaining some of its impressive original features. The property benefits from having double glazed windows throughout, gas central heating, integrated appliances in the kitchen, ample storage space and must be viewed to be appreciated.

Comprising in brief entrance hall, open plan lounge diner and kitchen, and cloakroom/WC to the ground floor, master bedroom with en suite shower room and family bathroom to the first floor, and two further bedrooms to the second. Accessed via electronic gates to the rear, the property also benefits from having two secure parking spaces and a decked area to sit out in. Available to occupy from the second week in October, the property is offered unfurnished and early enquiry is strongly encouraged to avoid disappointment.

### Entrance Hall

Entrance door opens into the hallway with wood effect flooring, radiator, entry phone, alarm panel and stairs ascending to the first floor.

### Lounge Diner

15'5 x 8'7 min (4.70m x 2.62m min)

With a rear facing double glazed sash style window, spotlighting, wood effect flooring, three radiators, an under-stairs cupboard, TV point and power points. The living area offers an open plan feel with steps leading up to a kitchen area framed by a glass balustrade.



### Kitchen Area

11'8 x 3'6 (3.56m x 1.07m)

With a stunning double glazed feature arch window, wood effect flooring and power points, fitted with a range of ultra modern wall and base units, complimentary work surfaces with inset 1.5 sink and drainer unit and downlighting, integrated appliances to include electric oven, gas hob and extractor hood, dishwasher, washing machine and microwave.



### WC

With wood effect flooring, extractor fan, low level WC and hand wash basin.

### First Floor Landing

With spotlighting, radiator, power points, storage cupboard and stairs ascending to the second floor.



### Master Bedroom

12'3 x 12'12 max (8'7 min) (3.73m x 3.66m max (2.62m min))

With a rear facing double glazed sash style window, spotlighting, radiator, TV point, telephone point and power points.



### En Suite

5'6 x 4'8 (1.68m x 1.42m)

With wood effect flooring, heated towel rail, extractor fan, walk in shower unit, low level WC and hand wash basin with vanity unit and mirror.



### Bathroom

5'8 x 4'6 (1.73m x 1.37m)

Partly tiled with spotlighting, wood effect flooring, heated towel rail, extractor fan and three piece suite comprising panel enclosed bath, low level WC and hand wash basin.



### Second Floor Landing

With a velux window, spotlighting and power points.

### Bedroom Two

13'4 x 12' (4.06m x 3.66m)

With a rear facing double glazed sash style window, spotlighting, radiator, TV point, telephone point and power points.



### Bedroom Three

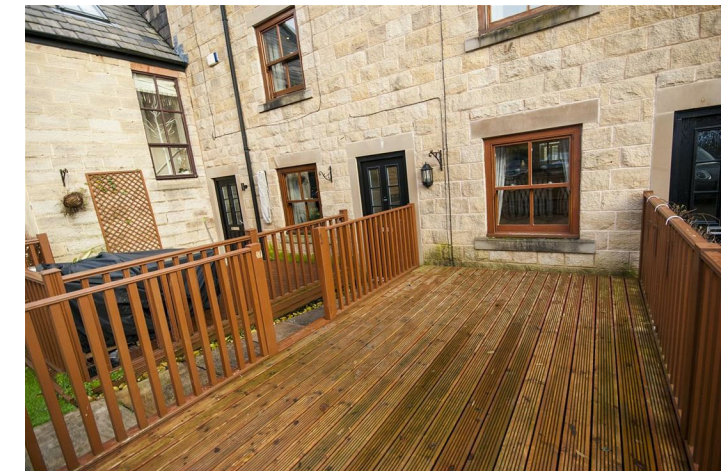
17'2 x 5'8 (5.23m x 1.73m)

With a velux window, spotlighting, radiator, TV point, telephone point and power points.



### Decked Area

The property benefits from having an enclosed decking area to the rear, ideal for sitting out in the summer.



### Parking

Entry into the car parking area is provided through secure electronic gates, and two parking spaces are allocated to the property.