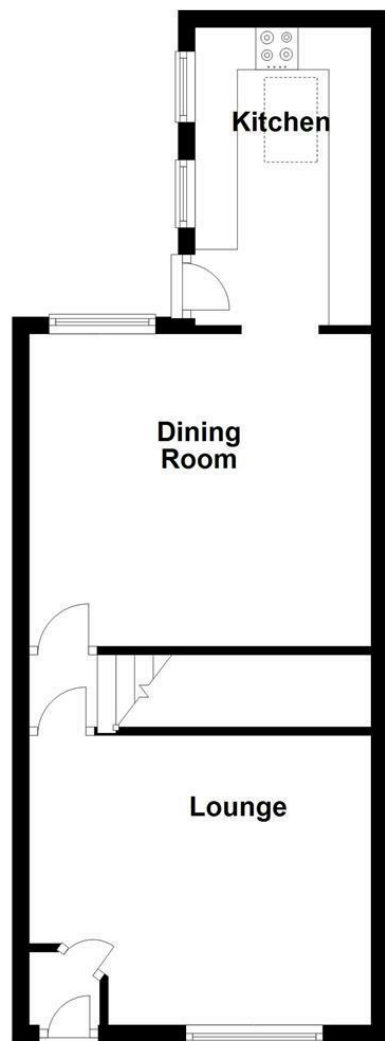
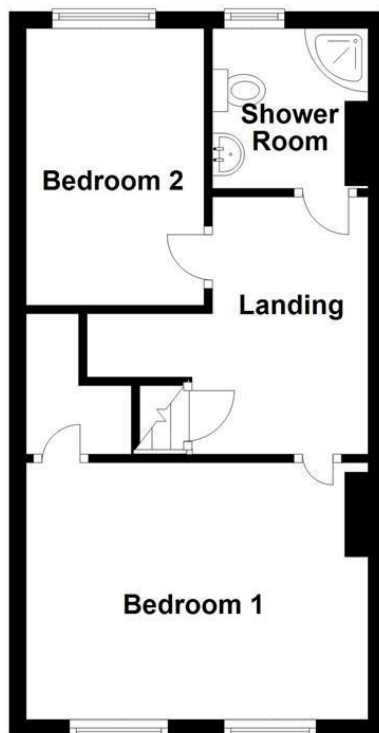


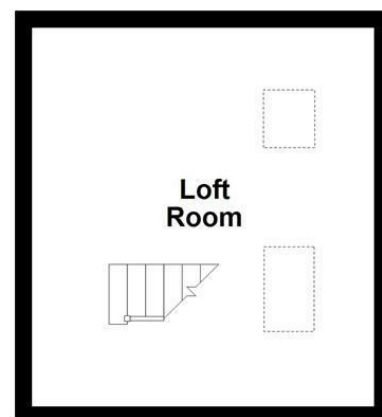
Ground Floor



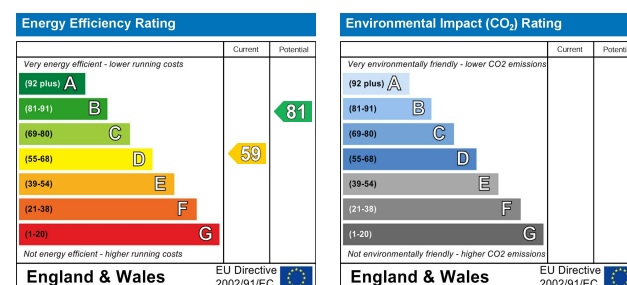
First Floor



Second Floor



Directions



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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A SUBSTANTIAL STONE COTTAGE IN THE HEART OF RAMSBOTTOM ** SUPERBLY POSITIONED WITH FABULOUS OPEN VIEWS ** TWO RECEPTION ROOMS ** MODERN KITCHEN WITH INTEGRATED APPLIANCES ** TWO BEDROOMS ** STAIRS TO LOFT ROOM **AVAILABLE LATE JUNE **

Having been recently redecorated throughout most of the property, with new carpets to the first floor and loft room, this substantial stone terrace benefits from having stunning elevated open views over Ramsbottom. Being just minutes away from the town centre and having spacious accommodation throughout comprising lounge, dining room, modern fitted kitchen with integrated dishwasher, fridge, freezer and double oven, two bedrooms, bathroom and staircase ascending to the loft room, this property is a must view. We expect enquiries to come in quickly, don't miss your chance to view.

Lounge

14'4" x 13'3" (4.37m x 4.05m)
With a front facing UPVC window with open aspect views, feature fireplace, radiator, TV point and power points.



Dining Room

13'3" x 12'1" (4.05m x 3.69m)
With a rear facing UPVC window, feature fireplace, radiator and power points.



Kitchen

11'7" x 6'11" (3.54m x 2.11m)
With two side facing UPVC window plus a velux window, tile effect flooring, inset sink and drainer unit, electric double oven, gas hob with extractor hood, plumbing for washing machine, integrated fridge/freezer and UPVC door to side.



First Floor Landing

Leading to both bedrooms, shower room and staircase ascending to the loft room.

Bedroom One

13'3" x 11'0" (4.06m x 3.37m)
With two front facing UPVC windows offering fantastic open country views. built in cupboard, radiator and power points.



Bedroom Two

12'0" x 7'5" (3.66m x 2.27m)
With a rear facing UPVC window, radiator and power points.



Shower Room

Partly tiled with a rear facing opaque UPVC window, tiled flooring, heated towel rail, walk in shower unit with mains fed shower, low flush WC and hand wash basin with vanity unit,



Loft Room

19'0" x 11'5" (5.8m x 3.49m)
With two velux windows, centre ceiling light, radiator and power points.



Rear Courtyard

A low maintenance courtyard with steps up to the rear access gate.



Outlook



EPC Rating D
Council Tax Band B