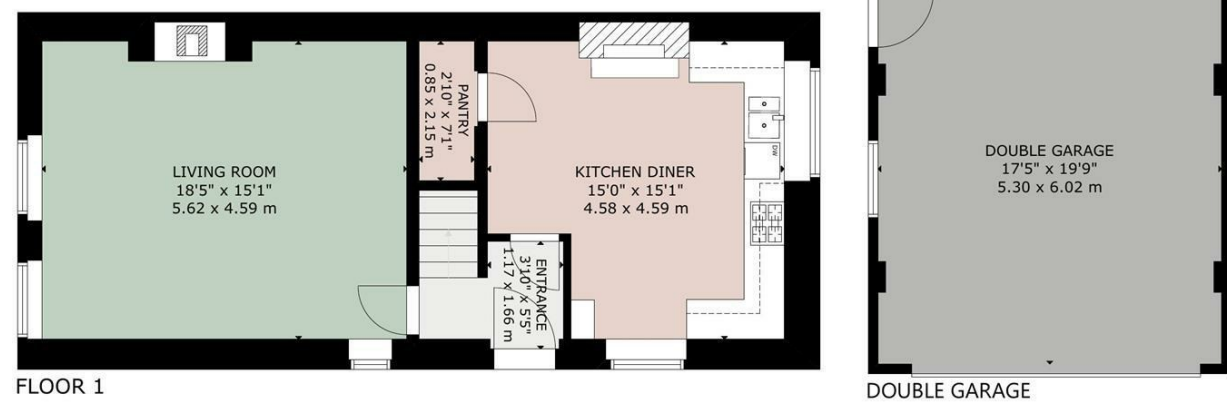




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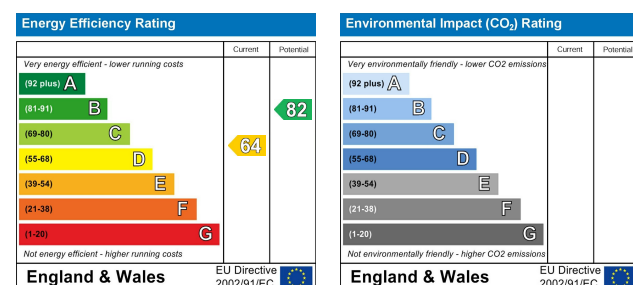


GROSS INTERNAL AREA  
TOTAL: 146 m<sup>2</sup>/1,572 sq.ft  
FLOOR 1: 55 m<sup>2</sup>/597 sq.ft, FLOOR 2: 53 m<sup>2</sup>/568 sq.ft, ATTIC: 38 m<sup>2</sup>/407 sq.ft  
EXCLUDED AREA: DOUBLE GARAGE: 32 m<sup>2</sup>/343 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

From the Ramsbottom Office, turn left at the lights onto Ramsbottom Lane/A676. Continue to follow A676 and you will find the property situated on the left hand side with a Charles Louis For Sale Board at the front of the property.



## 165 Stubbins Lane Ramsbottom, Bury, BL0 0PR

**Offers over £320,000**



- Period End Terrace Stone Cottage, Set On A Substantial Plot
- Sold With No Chain
- Open Plan Kitchen/Dining Room With Pantry
- Well Sought After Location, Close to Ramsbottom Town Centre

- Four Bedrooms & Loft With Original Period Features Throughout
- Gas Central Heating & Double Glazing Throughout
- Large Gardens, Off Road Parking & Garage To Rear
- A Must See!!! To Appreciate Size, Location & Potential of Property

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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# 165 Stubbins Lane

## Ramsbottom, Bury, BL0 0PR

\*\*\*A MUST SEE!!!\*\*PERIOD END TERRACE STONE COTTAGE\*\*SET ON A SUBSTANTIAL PLOT\*\*SOLD WITH NO CHAIN\*\*FOUR BEDROOMS & LOFT\*\*SITUATED IN A WELL SOUGHT AFTER LOCATION\*\*\*Charles Louis Homes are pleased to bring to the market this four bedroom stone cottage located in a well sought area and within walking distance to Ramsbottom Town Centre. The property is sold with no chain and sits on a substantial plot, with parking and double garage. The property in brief comprises of living room and open plan kitchen diner, with original features throughout. To the first floor is a family bathroom and four bedrooms with a large attic space with the potential to convert. The property also benefits from gas central heating and double glazing throughout and has a detached double garage with parking and large gardens to side and rear.

### Entrance Hallway

3'10 x 5'5 (1.17m x 1.65m)  
Entrance door to side elevation, centre ceiling light, access to living room, open plan kitchen/diner and stairs leading to first floor accommodation.

### Living Room

18'5 x 15'1 (5.61m x 4.60m)  
Double glazed windows to front elevation, original stone fire with slate hearth, original beams, centre ceiling light and gas central heating radiator x 2.



### Open Plan Kitchen/Dining Room

15'0 x 15'1 (4.57m x 4.60m)  
Double glazed windows to side and rear elevation, fitted with a range of wall and base units with complimentary worktops, one and half inset sink with mixer tap, splash back tiles, four ring gas hob with extractor and built in oven and grill, space for fridge freezer, space for washing machine, original beams and cast iron fire surround with gas fire, centre ceiling light, gas central heating radiators and Victorian Milton style tiled flooring.



### Pantry

2'10 x 7'1 (0.86m x 2.16m)  
Storage area with lighting

### First Floor Landing

Leading off to Four Bedrooms, family bathroom and access to attic room.

### Bedroom One

11'6 x 9'2 (3.51m x 2.79m)  
Double glazed window to side elevation, fitted wardrobes and drawers, centre ceiling light and gas central heating radiator.



### Bedroom Two

8'11 x 12'10 (2.72m x 3.91m)  
Double glazed window to front elevation, fitted wardrobes, centre ceiling light and gas central heating radiator.



### Bedroom Three

9'0 x 11'7 (2.74m x 3.53m)  
Double glazed window to side elevation, centre ceiling light and gas central heating radiator.



### Bedroom Four

8'1 x 5'2 (2.46m x 1.57m)  
Double glazed window to rear elevation, centre ceiling light and gas central heating radiator.

### Family Bathroom

6'5 x 8'10 (1.96m x 2.69m)  
Double glazed frosted window to side elevation, fitted with a three piece suite, comprising of low level WC, hand wash basin, panelled bath with shower above, fully tiled walls, centre ceiling light and gas central heating radiator.



### Attic Room

27'10 x 14'7 (8.48m x 4.45m)  
Large space for storage with power, lighting and drop down ladder.

### Rear Garden

Externally to the rear of the property there is a large private good sized patio area and well maintained garden with lawn, mature shrubs and bushes, greenhouse and a small communal area. The property comes with a double detached garage and off road parking.



### Alternative View



### Double Garage & Parking

17'5 x 19'9 (5.31m x 6.02m)



Council Tax Band - C  
Tenure - Leasehold 999 years