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GROSS INTERNAL AREA
TOTAL: 64 m²/691 sq ft
GROUND FLOOR: 33 m²/357 sq ft, FIRST FLOOR: 31 m²/334 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



102 Bury Road
Ramsbottom, Bury, BL0 0ET

Price £220,000



Directions

From our central Ramsbottom office head north-east on Bolton St/A676 towards Carr St and continue to follow A676. At Edenfield Roundabout, take the 3rd exit onto Wood Ln/A56 and then turn left onto Bury Rd. Lastly, turn left onto Eden St. Destination will be on the left

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	85	A	A
40	40	B	B
		C	C
		D	D
		E	E
		F	F
		G	G

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.

- Well Presented Two Bedroom End Stone Cottage • Sold With No Chain
- Retaining Some Period Features, With GCH & Double Glazing
- Beautiful Well Proportioned Private Country Garden to Rear
- Located in a Quiet & Popular Location Of Ramsbottom
- Ideal For First Time Buyers & Investors
- Close Proximity To Transport Links, Motorway & Local Amenities
- A Must See!!! Viewing Highly Recommended To Appreciate Charm & Location

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*****STUNNING TWO BEDROOM END STONE COTTAGE **SOLD WITH NO CHAIN**LARGE PRIVATE GARDEN TO REAR**SITUATED IN A WELL SOUGHT AREA LOCATION*****

This exceptional two-bedroom end-terraced property boasts stunning gardens and has been impeccably presented and updated throughout. Situated in the sought-after area of Ramsbottom, it offers spacious rooms, an open-plan kitchen diner, and easy access to bus routes, schools, and amenities, as well as to Bury, Rossendale, and Manchester.

Upon entry, you're greeted by a welcoming porch leading to a spacious living room. The living room, with a staircase leading to the first floor, flows seamlessly into a beautiful kitchen diner. Upstairs, you'll find two generously sized bedrooms and a three-piece bathroom suite.

Outside, the property features a gorgeous laid-to-lawn garden with a greenhouse, bedding areas, and stone-chipped spaces, providing a secluded and private oasis. Additionally, there's a patio courtyard at the front of the property.

Sold with no chain, this meticulously maintained home offers the perfect living space for a small family or couple, blending comfort, style, and convenience in a desirable location.

Entrance Porch

4'11 x 3'9 (1.50m x 1.14m)

uPVC entrance door opening into the porch with a uPVC double glazed window to the side, stained glass internal door leading to the living room and tiled flooring.

Living Room

13'8 x 14 (4.17m x 4.27m)

With a front facing uPVC double glazed window, gas stove with wooden mantle, original beamed ceiling, radiator, central ceiling light, power points and stairs leading to the first floor.



Alternative View



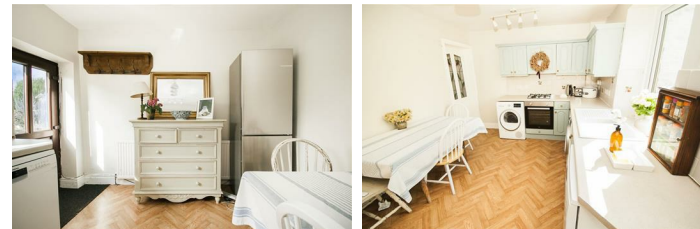
Kitchen/Dining Area

9'8 x 14 (2.95m x 4.27m)

Wood effect laminate flooring, fitted with a range of wall and base units with a contrasting work top, inset 1 1/2 sink and drainer with a mixer tap, built in oven and gas hob with extractor fan, plumbing for a dishwasher, washing machine and dryer, space for a fridge freezer, central ceiling lights. Space for a dining table and chairs, rear door with access to the patio and mature garden.



Alternative view



First Floor Landing

6'6 x 5'6 (1.98m x 1.68m)

Access to both bedrooms and bathroom, access to loft

Bedroom One

10'5 x 13'10 (3.18m x 4.22m)

Front facing uPVC double glazed sash window, wood effect laminate flooring, radiator, power points and a central ceiling light.



Alternative view



Bedroom Two

9'7 x 7'10 (2.92m x 2.39m)

Rear facing uPVC double glazed window, radiator, power points and a central ceiling light



Family Bathroom

6'3 x 5'6 (1.91m x 1.68m)

Partially tiled with laminate flooring, heated towel rail, extractor fan, three piece bathroom suite comprising of a panel enclosed bath with thermostatic shower and screen, low flush WC and a hand wash basin with pedestal.



Rear Garden

An enclosed private well maintained rear garden with a patio area and steps leading to a further garden with a greenhouse, mature bushes and trees and lawn area.



Alternative view



Council Tax - Rossendale Band B
Tenure - Freehold