

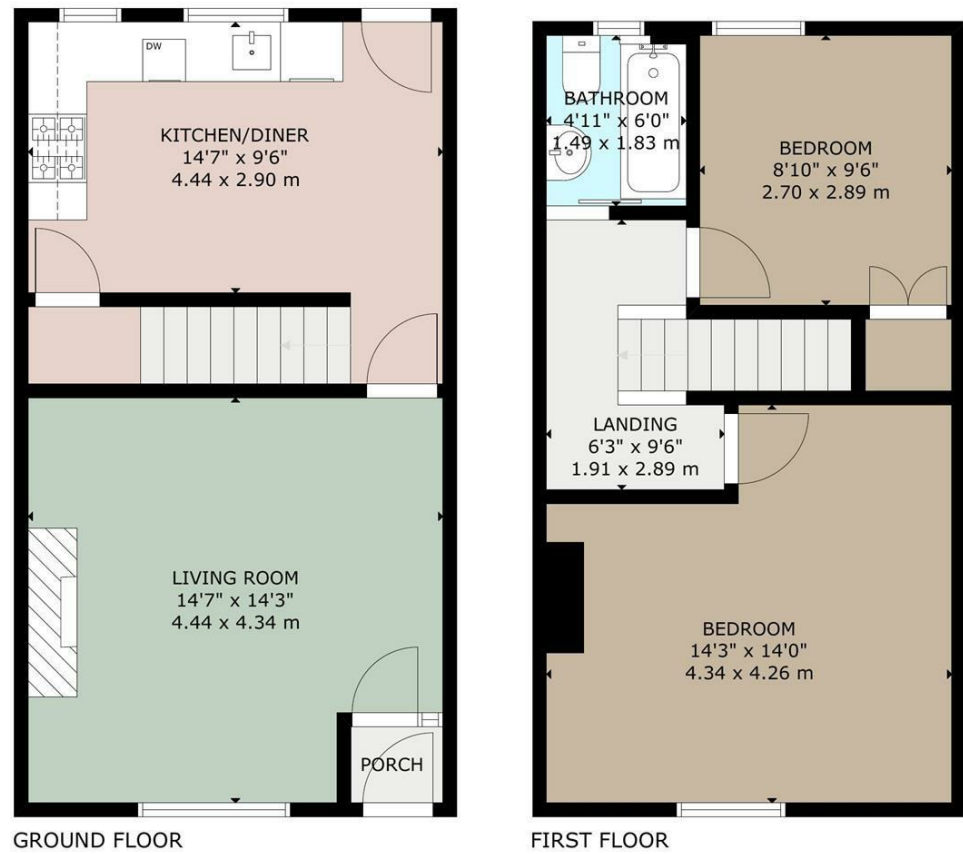


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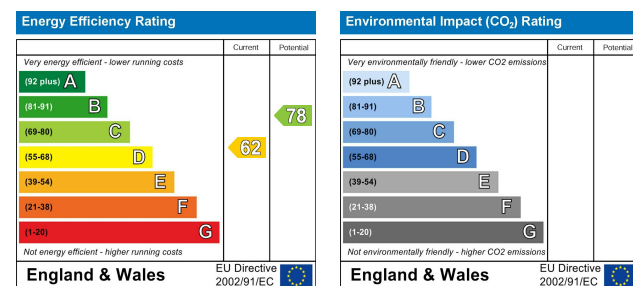


GROSS INTERNAL AREA
TOTAL: 73 m²/783 sq ft
GROUND FLOOR: 37 m²/399 sq ft, FIRST FLOOR: 36 m²/384 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head west on Carr St towards Market Pl and turn left onto Callender St. Next turn right onto Rostron Rd, then left and turn right at the 1st cross street onto Vesta St. Victoria St will be on the left



71 Victoria Street

Ramsbottom, Bury, BL0 9ED

Offers over £170,000



- Two bedroom stone cottage
- Located in the proximity to Ramsbottom
- View of countryside from the rear elevation
- Yard and garden area to the rear
- Gas central heating and double glazed
- Fitted kitchen and bathroom
- Ideal for 1st time buyers and investors
- Viewing is highly recommended

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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WELL PRESENTED TWO BEDROOM MID TERRACED HOUSE**SET IN A QUIET & WELL SOUGHT AFTER LOCATION**Charles Louis Homes is pleased to present this charming stone terraced house that could be your next dream home! Enjoy stunning country views and in close proximity to Ramsbottom centre.

This delightful property boasts a welcoming reception room, perfect for entertaining guests or unwinding after a long day. With two cosy bedrooms, there's ample space for a small family or guests to stay over.

The house also features a well-appointed bathroom for your convenience. Situated in the heart of Ramsbottom, this home offers the quintessential British living experience.

Don't miss out on the opportunity to make this house your own!

Entrance Porch

Living Room

14'7 x 14'3 (4.45m x 4.34m)

With a front facing uPVC double glazed window, wall mounted electric fire, central ceiling light, radiator and power points



Alternative View



Kitchen Diner

14'7 x 9'6 (4.45m x 2.90m)

Tiled flooring, fitted with a range of wall and base units with a contrasting work top, inset sink and drainer with a mixer tap, built in oven and gas hob with extractor fan, plumbing for a washing machine, space for a fridge freezer and access to the rear yard



First Floor Landing

6'3 x 9'6 (1.91m x 2.90m)

Bedroom One

14'3 x 14'0 (4.34m x 4.27m)

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



Alternative view



Bedroom Two

8'10 x 9'6 (2.69m x 2.90m)

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



Bathroom

4'11 x 6'0 (1.50m x 1.83m)

Partially tiled with a 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 Yard

An enclosed private rear yard



Front elevation

Tenure - Leasehold
Council Tax - Bury band B