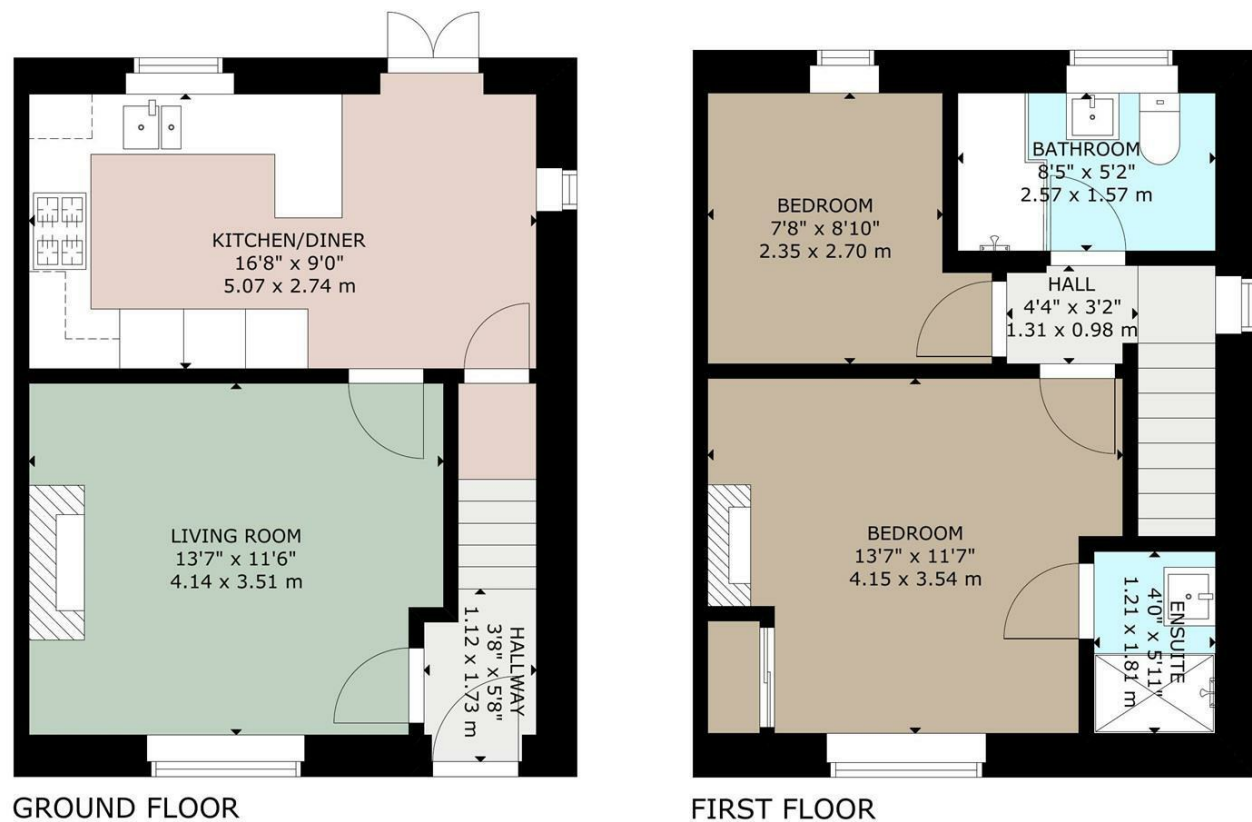




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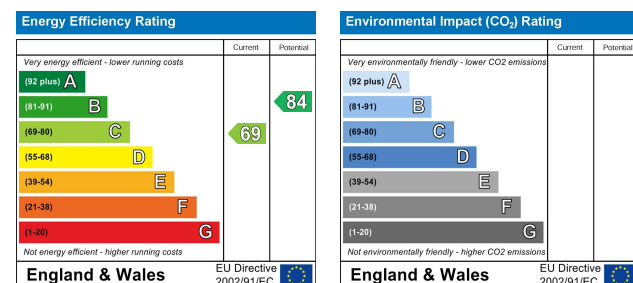


GROSS INTERNAL AREA
TOTAL: 64 m²/698 sq ft
GROUND FLOOR: 32 m²/349 sq ft, FIRST FLOOR: 32 m²/349 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head north on Central St towards Rothwell St. Turn right onto Bridge St, Bridge St turns slightly left and becomes Peel Brow. Slight left to stay on Peel Brow and turn left onto Fern St.



38 Fern Street
Ramsbottom, Bury, BL0 0BA
£175,000



- Charming two-bedroom terraced house in the heart of Ramsbottom, ideal for first-time buyers, young professionals, or small families.
- Spacious living room filled with natural light, creating a bright and inviting atmosphere.
- Two generously sized bedrooms, each offering a comfortable and tranquil space for relaxation.
- Private low-maintenance rear garden featuring a patio, artificial lawn, and driveway parking for two vehicles.

- Overlooks local allotments, offering a scenic and tranquil view.
- Modern kitchen diner equipped with fitted appliances and ample storage, providing a practical space for meal preparation and dining.
- Contemporary bathroom with a bathtub and overhead shower, washbasin, and toilet, all finished with sleek tiles and modern fixtures.
- Conveniently located close to local amenities, including shops, cafes, and schools, with excellent transport links for easy commuting.

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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38 Fern Street

Ramsbottom, Bury, BL0 0BA

Situated in the heart of Ramsbottom, 38 Fern Street is a delightful two-bedroom terraced house, ideal for first-time buyers, young professionals, or small families. This well-presented home overlooks the local allotments and features a spacious living room filled with natural light, creating a bright and inviting atmosphere. The modern kitchen diner is equipped with fitted appliances and ample storage, providing a practical space for meal preparation and dining.

The property includes two generously sized bedrooms, each offering a comfortable and tranquil space for relaxation. Bedroom one has the benefits of an en-suite shower room, whilst the contemporary family bathroom features a bathtub with an overhead shower, a washbasin, and a toilet, all finished with sleek tiles and modern fixtures.

Outside, the house boasts a private low maintenance rear garden, with a patio and artificial lawn and driveway parking for two vehicles. Located close to local amenities, including shops, cafes, and schools, the property also benefits from excellent transport links, making commuting easy.

Entrance Hallway

38 x 58 (1.12m x 1.73m)

Composite entrance door, leading into the hallway with access to the living room and stairs to the first floor

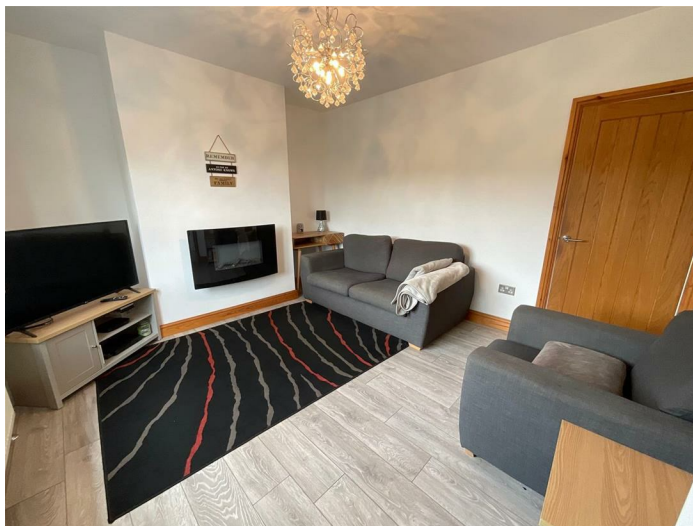
Living Room

137 x 116 (4.14m x 3.51m)

Window with front views over the local allotments, wood effect laminate flooring, radiator, power points, central ceiling light and access through to the kitchen diner.



Alternative view



Kitchen Diner

168 x 9 (5.08m x 2.74m)

Wood effect laminate flooring, fitted with a range of wall and base units with a contrasting work tops, inset 1.5 sink and drainer with a mixer tap, built in double oven and microwave, gas hob with extractor fan above, integrated washing machine and fridge freezer and central ceiling spot lights.

The dining area benefits from double patio doors leading to the rear garden and patio area.



Alternative view



First Floor Landing

44 x 32 (1.32m x 0.97m)

With a side facing uPVC double glazed window and access to the loft.

Bedroom One

137 x 117 (4.14m x 3.53m)

Front facing uPVC double glazed window, fitted wardrobes, feature cast iron fires place, radiator, power points and a central ceiling light. Access to the en-suite shower room.



En-suite

4 x 5'11 (1.22m x 1.80m)

Partially tiled shower room suite comprising of a walk in shower enclosure with both a hand held and rain fall shower head with thermostatic shower and a hand wash basin with vanity



Bedroom Two

78 x 8'10 (2.34m x 2.69m)

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



Bathroom

85 x 52 (2.57m x 1.57m)

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



Rear Garden

An enclosed private south facing rear garden with areas of patio area and artificial lawn



Alternative view



Driveway

Driveway parking for two vehicles.

Tenure - Freehold
Council Tax - Bury Band A