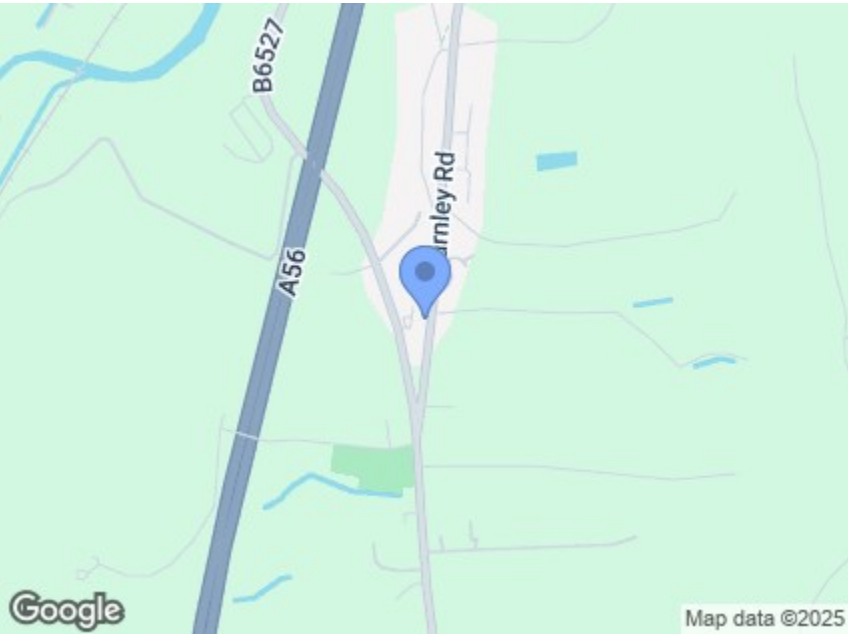


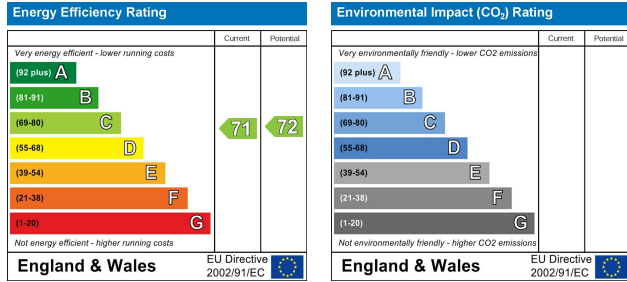
2 Vale Mill Court
Ramsbottom, Bury, BL0 0GY
£335,000

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- Spacious first-floor apartment offering approx. 1,856 sq ft of versatile living space
- Three generous double bedrooms, including a large master with ensuite
- Bright and spacious living room, separate dining room, and modern fitted kitchen
- Private entrance, garage, and off-road parking for two vehicles
- Tenure - Freehold, Council Tax - Rossendale band C, EPC rated C
- Third bedroom/lounge providing flexible use as a home office or second reception
- Two separate utility areas for convenience
- Located in the heart of Edenfield, close to shops, cafes, countryside walks and transport links



Directions
Postcode - BL0 0GY What three words -
///code.school.torch



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

2 Vale Mill Court

Ramsbottom, Bury, BL0 0GY

Set within an attractive stone-built development, 2 Vale Mill Court is a substantial and versatile first-floor apartment offering over 1,850 sq ft of living space. The layout includes three double bedrooms—one with ensuite—as well as a fourth bedroom which can alternatively be used as an additional lounge or home office. The bright and spacious living accommodation also features a large living room, separate dining room, modern fitted kitchen, main bathroom with walk-in shower, and two utility areas for added practicality.

This unique apartment benefits from its own private entrance, garage, and off-road parking for two vehicles. Its expansive footprint and flexible layout make it ideal for families, multi-generational living, or buyers seeking space to work from home.

Situated in the heart of Ramsbottom, Vale Mill Court enjoys a peaceful yet highly convenient location. The area is renowned for its vibrant market town atmosphere, excellent schools, and a wide range of independent shops, cafes, and restaurants. With beautiful countryside walks on your doorstep and excellent transport links via the M66 and East Lancashire Railway, it combines scenic living with everyday accessibility.

Hallway

9'9 x 3'10, 29'7 x 8'2, 3'8 x 13'6 (2.97m x 1.17m, 9.02m x 2.49m, 1.12m x 4.11m)
uPVC entrance door, inset ceiling spot lights, exposed stone feature wall and stairs leading to the first floor apartment.

Utility

9'9 x 2'11 (2.97m x 0.89m)
Convenient space for storage and cloak room, plumbing for a washing machine

Living Room

20'5 x 17'5 (6.22m x 5.31m)
Two uPVC double glazed windows to front elevation with views over the valley, an additional Velux fitted with a electric log burner stove with a feature surround with stone hearth, inset ceiling spot lights and wall sconces.



Alternative View



Dining Room

11'9 x 12'9 (3.58m x 3.89m)
A Velux window exposed ceiling beams and stone wall, inset ceiling spot lights, radiator and open pla to the living room.



Kitchen

12'0 x 12'9 (3.66m x 3.89m)
Two Velux windows, fitted with a wide range of modern white wall and base units, post form laminate worktop in a wood effect with additional breakfast bar and seating, inset 1 1/2 sink with mixer tap, integrated oven, grill and 4 ring hob with stainless steel extractor fan above and splash back, integrated dishwasher, and fridge freezer, inset spotlights and vinyl flooring



Alternative View



Bedroom One

22'1 x 13 (6.73m x 3.96m)
Two uPVC double glazed windows to front elevation with countryside views, extensive fully fitted wardrobes, centre ceiling light, gas central heating radiator, and access through to the ensuite.



Alternative View



Ensuite

7'7 x 8'2 (2.31m x 2.49m)
uPVC double glazed frosted window to side elevation, fitted with a three piece suite comprising of modern fitted low level WC, hand wash basin, bath and walk in shower with glass surround screen, inset spot lights, partially tiled walls and chrome heated towel rail.

Bedroom Two/Lounge

16'4 x 14'8 (4.98m x 4.47m)
uPVC double glazed window to dual aspect elevation with views over countryside, centre ceiling light, gas central heating radiator, coving.



Bedroom Three

13'10 x 8'2 (4.22m x 2.49m)
uPVC double glazed window views over countryside, centre ceiling light, gas central heating radiator, coving.



Bathroom

8'4 x 6'5 (2.54m x 1.96m)
Partially tiled, fitted with a three piece suite comprising of modern fitted low level WC, hand wash basin, panel enclosed bath with a thermostatic shower above and glass shower screen, inset ceiling spots and chrome heated towel rail



Utility

4'8 x 6'5 (1.42m x 1.96m)
uPVC window to the side elevation, fitted cupboards with contrasting worktops, space for a fridge or freezer

Garage and Parking

