

13 Robert St

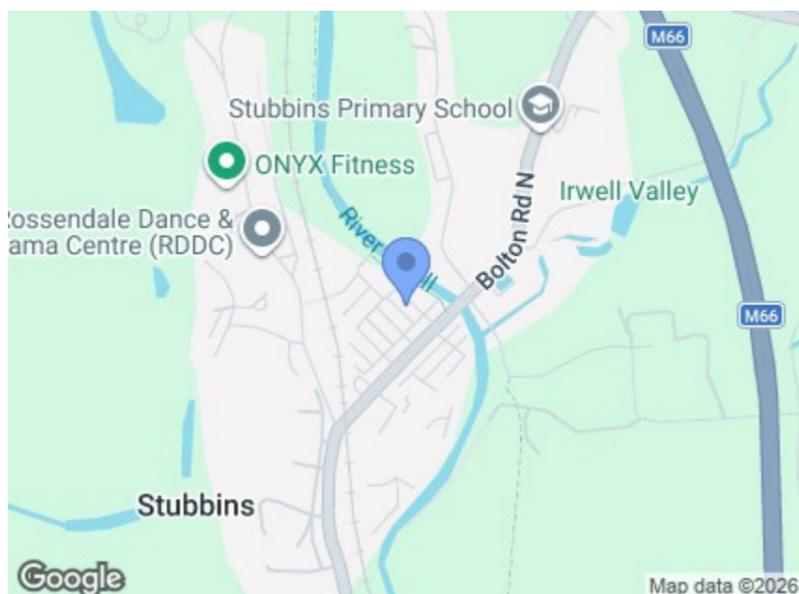
Approximate Gross Internal Floor Area = 82.2 sq m / 885 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Directions

Postcode - BL0 0NQ What three words -
///reckons.ridge.showed

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (91-91) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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13 Robert Street

Ramsbottom, Bury, BL0 0NQ

Price £245,000



- Well-presented two-bedroom period mid-terrace home
- Spacious lounge and dining kitchen with period features
- Situated in a quiet and well sought after location
- Private parking with gardens to front and rear
- Stunning views over the river and surrounding countryside
- Modern family bathroom suite
- Gas central heating and double glazing
- Tenure - Leasehold, Council Tax - Rossendale band A, EPC rated D

13 Robert Street

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****IMMACULATE TWO BEDROOM MID TERRACE**PRIVATE GARDENS WITH VIEWS OVER RIVER & COUNTRYSIDE**PRIVATE PARKING****Situated on the ever-popular Roberts Street, this well-presented two-bedroom mid-terrace home offers well-proportioned accommodation arranged over two floors, making it an excellent choice for first-time buyers, downsizers or buy-to-let investors.

The ground floor comprises a welcoming lounge to the front, leading through to a spacious dining kitchen to the rear, providing ample space for everyday living and entertaining. To the first floor are two generous double bedrooms and a modern family bathroom and loft has been converted with pull down ladder velux window and lighting. The property also offers private parking for two vehicles, with large garden with an added bonus of an additional space that overlooks the river and stunning countryside views.

The property benefits from gas central heating and double glazing throughout and is ideally located within easy reach of Ramsbottom town centre, local amenities, schools and transport links. Early viewing is strongly recommended to appreciate the accommodation on offer.

Porch

Double glazed door to side elevation with double glazed windows, tiled flooring and access to lounge.

Lounge

14'5 x 11'10 (4.39m x 3.61m)

Double glazed window to front elevation, fitted with a wooden fireplace and original iron gas fire, wooden flooring, gas central heating radiator, centre ceiling light and wall lights, coving and access through to open plan kitchen and dining room.



Open Plan Kitchen

9'11 x 9'10 (3.02m x 3.00m)

Double glazed window to side elevation, fitted with a modern shaker style kitchen, comprising of wall and base units with quartz worktops, inset sink and mixer tap, splashback tiling, integrated oven, four ring gas hob with extractor fan above, integrated fridge freezer, dishwasher and washing machine, wooden breakfast bar seating area, inset spots, wooden flooring, gas central heating radiator and rear door leading into courtyard.



Dining Room

13'3 x 11'7 (4.04m x 3.53m)

Fitted with a log burner, tiled hearth and oak beam, wooden flooring, inset spots and gas central heating radiator, coving, access through to open plan kitchen and stairs leading to first floor accommodation.



Alternative View



First Floor Landing

Leading off to two bedrooms and family bathroom

Master Bedroom

14'6 x 11'11 (4.42m x 3.63m)

Double glazed window to front elevation with views overlooking the river and countryside, original iron fireplace with original wooden flooring, centre ceiling light, gas central heating radiator and coving



Bedroom Two

13'6 x 8'1 (4.11m x 2.46m)

Double glazed window to rear elevation, centre ceiling light, gas central heating radiator and wooden flooring



Bathroom

5'11 x 5'9 (1.80m x 1.75m)

Double glazed frosted window to rear elevation, fitted with a three piece suite, comprising of low level wc, hand wash basin and panelled bath with shower above and glass screen, part tiled walls, tiled flooring, modern fitted radiator and centre ceiling light.



Rear Garden

A large garden to rear which comprises of off road parking space, gate through to a private rear garden, with mature shrubs, wooden panelled fencing, seating area with gravelled floor and gate to rear leading to extended garden, which overlooks the river and has potential to develop a further seating area.

