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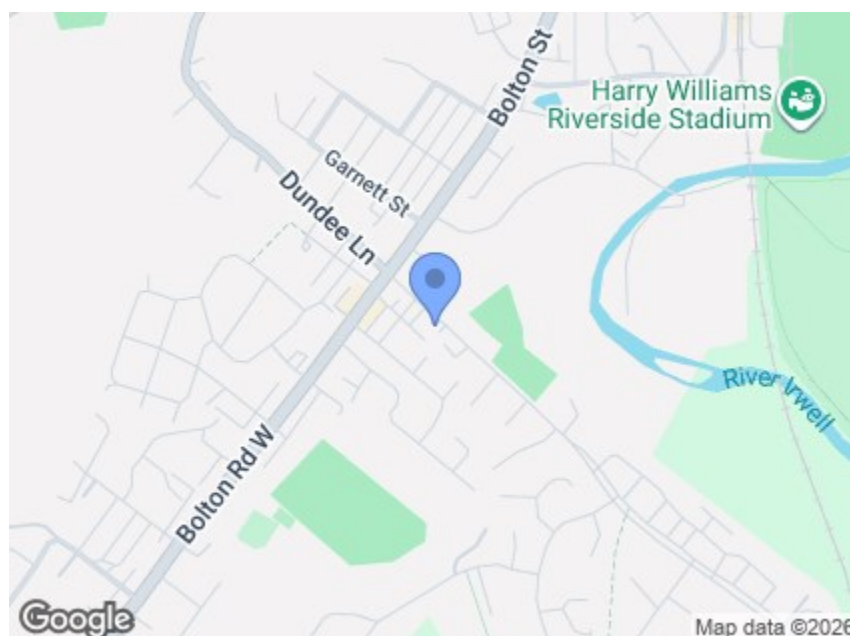


26 Nuttall Lane
Ramsbottom, Bury, BL0 9JP

Price guide £175,000



- Two bedroom mid-terrace property
- Contemporary dining kitchen with integrated appliances
- Three-piece bathroom suite with shower over bath
- Convenient location close to Ramsbottom town centre and local amenities
- Spacious lounge with modern décor and feature shelving
- Two well-proportioned bedrooms
- Character features including exposed wooden flooring
- Tenure - Leasehold, Council Tax - Bury band A , EPC rated C



Directions

Postcode - BL0 9JP What3words -
///communal.blasted.undertone

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) 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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A charming two-bedroom mid-terrace property ideally positioned within easy reach of Ramsbottom town centre, offering well-proportioned accommodation that blends character with modern finishes. The property provides a welcoming and comfortable living environment, beginning with a spacious lounge to the front of the home, featuring attractive built-in shelving and plenty of natural light. To the rear is a modern dining kitchen fitted with a range of contemporary units and space for appliances, providing an ideal setting for everyday living and dining.

To the first floor, the property offers two well-sized bedrooms, including a generous principal bedroom with exposed wooden flooring which adds warmth and character to the space. A three-piece bathroom suite with shower over bath completes the accommodation.

Situated in a convenient location close to Ramsbottom's popular shops, cafés, restaurants and local amenities, as well as nearby countryside walks and transport links into Bury and Manchester, this property will appeal to a wide range of buyers including first-time purchasers, investors or those looking to downsize.

Entrance Vestibule

Entrance via the front door leading into the property and providing access into the main living accommodation.

Lounge

13.93 x 13.83 (3.96m.28.35m x 3.96m.25.30m)
A bright and spacious reception room with neutral décor, laminate flooring and attractive built-in shelving. A front-facing window allows plenty of natural light, creating a comfortable space for relaxing or entertaining.



Dining Kitchen

13.84 x 9.15 (3.96m.25.60m x 2.74m.4.57m)
Modern dining kitchen fitted with a range of wall and base units with complementary work surfaces. The space includes an integrated oven, hob and extractor, with plumbing for appliances and room for a dining table. A rear window and door provide natural light and access to the rear of the property.



Bedroom One

12.4 x 10.44 (3.66m.1.22m x 3.05m.13.41m)
A generous double bedroom positioned to the front of the property featuring exposed wooden flooring and ample space for wardrobes and additional furniture.



Bedroom Two

9.16 x 8.3 (2.74m.4.88m x 2.44m.0.91m)
A well-proportioned second bedroom which could also serve as a home office or guest room, benefiting from natural light via the rear window.



Bathroom

9.2 x 5.3 (2.74m.0.61m x 1.52m.0.91m)
Fitted with a three-piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC. Finished with tiled walls and a window providing ventilation and natural light.



Rear Yard