7 Cliff Mount

Approximate Gross Internal Floor Area = 61.9 sq m / 666 sq ft

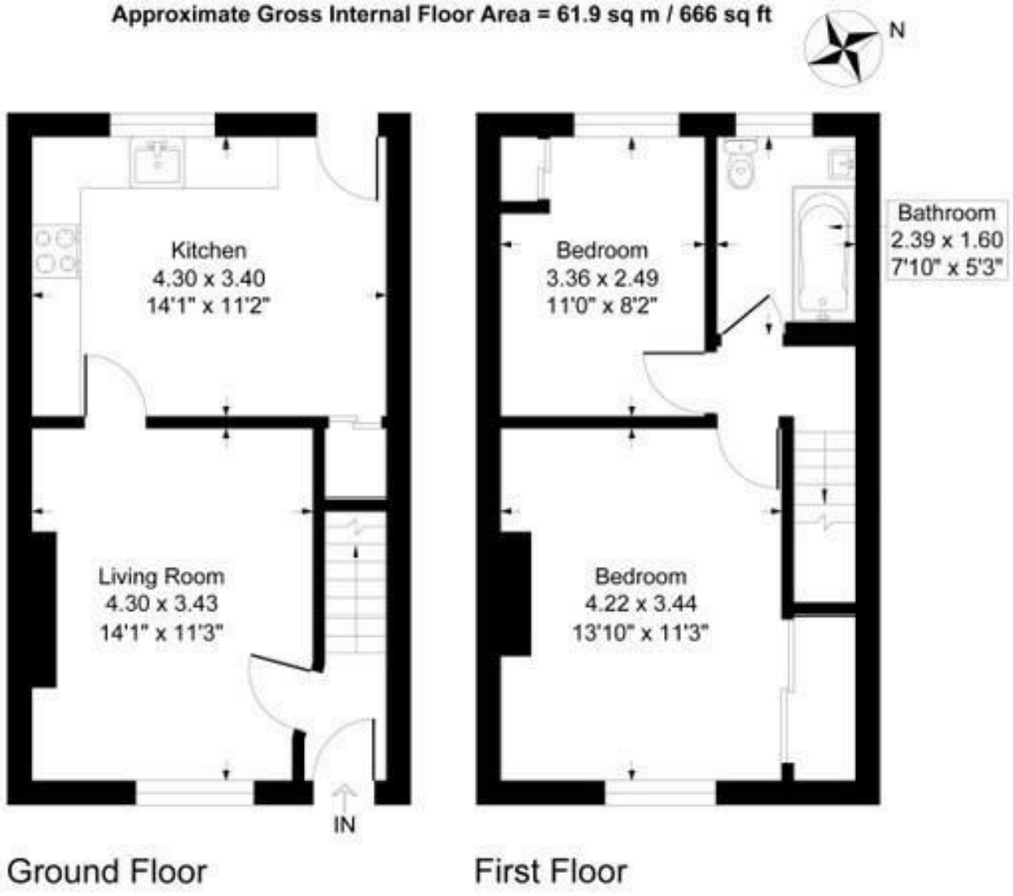
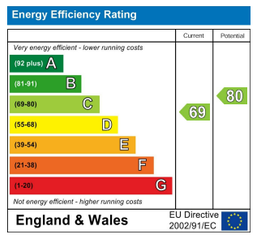


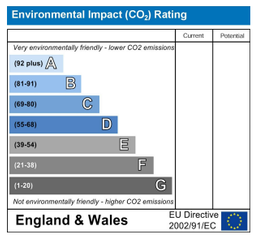
Illustration for identification purposes only, measurements are approximate, not to scale.



Directions

Postcode - BL0 9EP What3words - ///shots.flush.juggles





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.

CHARLES LOUIS
HOMES LIMITED

Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



7 Cliff Mount

Ramsbottom, Bury, BL0 9EP

Price guide £215,000

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- **Attractive two bedroom stone cottage situated in an elevated and quiet location**
- **Garden to the front, designated parking to rear and space for shed**
- **No onward chain**
- **Perfectly positioned to enjoy the surrounding scenery and nearby countryside walks**
- **Elevated position with far-reaching views over the village**
- **Generous dining kitchen with ample storage and workspace**
- **Recently decorated and new carpets throughout**
- **Tenure - Leasehold, Council Tax Bury band B, EPC rated C**

7 Cliff Mount

Ramsbottom, Bury, BL0 9EP

WELL PRESENTED TWO BEDROOM STONE COTTAGESITUATED IN A QUIET & WELL SOUGHT AFTER LOCATION**A charming stone-built terrace enjoys far-reaching views across the town and surrounding countryside whilst being conveniently positioned within walking distance of the vibrant town centre.

Offering an excellent opportunity for first-time buyers, investors or those looking to create a home tailored to their own tastes, the property provides well-proportioned accommodation comprising a welcoming lounge, spacious dining kitchen, two bedrooms and a family bathroom. The elevated setting creates a wonderful sense of privacy and allows the property to take full advantage of the impressive outlook from the front elevation.

Externally, there is a low-maintenance forecourt garden to the front together with access to communal parking to the rear. Ramsbottom's excellent selection of independent shops, restaurants, bars and countryside walks are all within easy reach, whilst convenient transport links provide access to Bury, Manchester and the wider motorway network.

Available with no onward chain, this is an excellent opportunity to acquire a character property in one of the area's most sought-after locations.

Entrance Hallway
Accessed via the front entrance door, with staircase leading to the first-floor accommodation.

Lounge
14'1 x 11'3 (4.29m x 3.43m)
A bright and welcoming reception room positioned to the front of the property, benefitting from an attractive outlook and ample space for lounge furnishings. A focal fireplace creates a cosy and inviting atmosphere.

Dining Kitchen
14'1 x 11'2 (4.29m x 3.40m)
A spacious dining kitchen fitted with a range of wall and base units incorporating work surfaces and space for appliances. The room offers plenty of space for informal dining and enjoys views towards the rear.

First Floor Landing
Providing access to all first-floor accommodation.

Bedroom One
13'10 x 11'3 (4.22m x 3.43m)
A generous double bedroom positioned to the front elevation, enjoying elevated views across Ramsbottom and beyond. The room offers ample space for wardrobes and additional bedroom furniture.

Bedroom Two
11'0 x 8'2 (3.35m x 2.49m)
A comfortable second bedroom overlooking the rear aspect, ideal as a guest bedroom, nursery or home office.

Family Bathroom
7'10" x 11'3" (2.39m x 3.43m)
Fitted with a three-piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, complemented by tiled splashbacks and a rear-facing window.

Outside
A low-maintenance forecourt garden providing an attractive approach to the home.