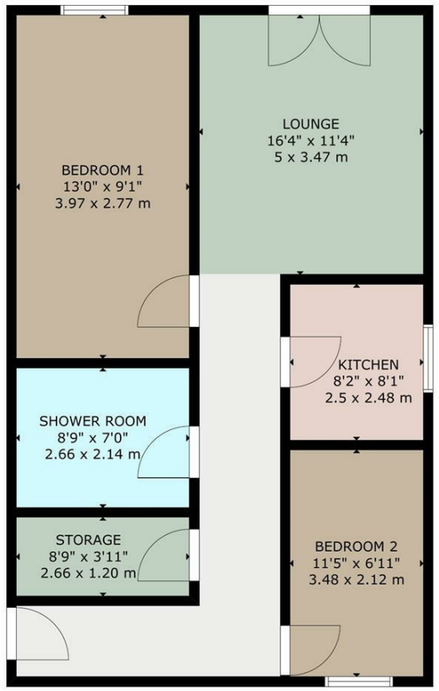


GROSS INTERNAL AREA
TOTAL: 63 m²/683 sq ft
GROUND FLOOR: 63 m²/683 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

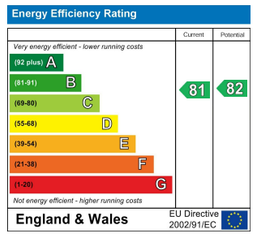
GROUND FLOOR

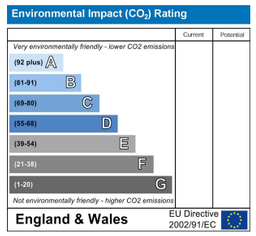
CHARLES LOUIS
HOMES LIMITED



Directions

Postcode - BL0 9DX What3words - ///softly.message.grapevine





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.

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20 Callender Street

Ramsbottom, Bury, BL0 9DX

Price guide £165,000

2 1 1 B

- **Well presented mid floor two-bedroom apartment**
- **Fitted kitchen with ample storage and workspace**
- **Sold with no onward chain**
- **Allocated parking with apartment**
- **Spacious lounge with excellent natural light**
- **Modern fitted shower room & useful internal storage cupboards**
- **Located in the heart of Ramsbottom town centre**
- **Tenure - Leasehold, Council Tax - Bury band B, EPC rated B**

20 Callender Street

Ramsbottom, Bury, BL0 9DX

SOLD WITH NO ONWARD CHAINTWO BEDROOM APARTMENT**LOCATED IN A QUIET & WELL SOUGHT AFTER AREA**WALKING DISTANCE TO RAMSBOTTOM TOWN CENTRE**Nestled in the heart of Ramsbottom, this well-presented two-bedroom mid floor apartment offers an excellent opportunity for first-time buyers, downsizers, investors, or those seeking convenient single-level living. Situated within easy walking distance of Ramsbottom's vibrant town centre, the property enjoys close proximity to an excellent selection of independent shops, restaurants, cafés, and transport links.

The accommodation is thoughtfully arranged and briefly comprises a welcoming entrance hallway, a spacious lounge providing an ideal space for relaxing and entertaining, a fitted kitchen with a range of wall and base units, two well-proportioned bedrooms, and a modern shower room. The property also benefits from a useful internal storage room, providing valuable additional space rarely found in apartments of this type.

The apartment offers a practical and low-maintenance layout throughout, with generous room proportions and excellent natural light. Its central location makes it ideal for those looking to enjoy all that Ramsbottom has to offer, whilst still benefiting from a comfortable and manageable home environment. The property also benefits from allocated parking.

Whether you are looking for your first home, a buy-to-let investment, or a property to downsize into, Flat 6 presents an attractive opportunity in a highly desirable location.

Viewing is highly recommended to fully appreciate the accommodation and convenience on offer.

Entrance Hallway

A welcoming central hallway providing access to all principal rooms, with space for coats and shoes and access to a useful storage cupboard.

Lounge

16'4" x 11'3" (4.98m x 3.45m)
A bright and generously proportioned reception room offering ample space for both seating and dining furniture. French doors provide natural light and create an attractive focal point.



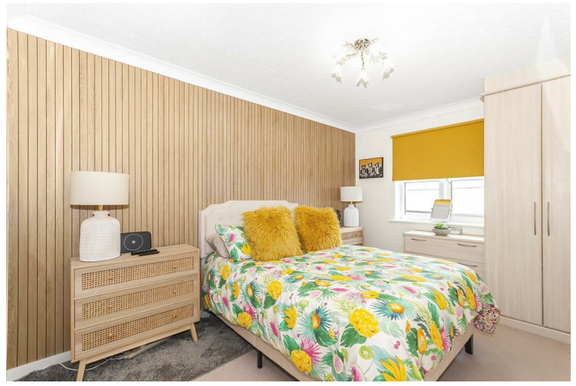
Kitchen

8'2 x 8'1 (2.49m x 2.46m)
Fitted with a range of wall and base units incorporating work surfaces, sink unit, and space for freestanding appliances. A practical layout with a window providing natural light and ventilation.



Bedroom One

13'0 x 9'1 (3.96m x 2.77m)
A spacious double bedroom positioned to the front of the property, offering ample space for bedroom furniture and benefiting from a pleasant outlook.



Bedroom Two

11'5 x 6'11 (3.48m x 2.11m)
A well-proportioned second bedroom, ideal as a guest room, home office, or additional double bedroom.



Shower Room

Modern shower room comprising a walk-in shower enclosure, wash hand basin, and low-level WC, complemented by contemporary fittings.



Storage Room

A valuable internal storage room providing excellent space for household items, cleaning equipment, and general storage.