

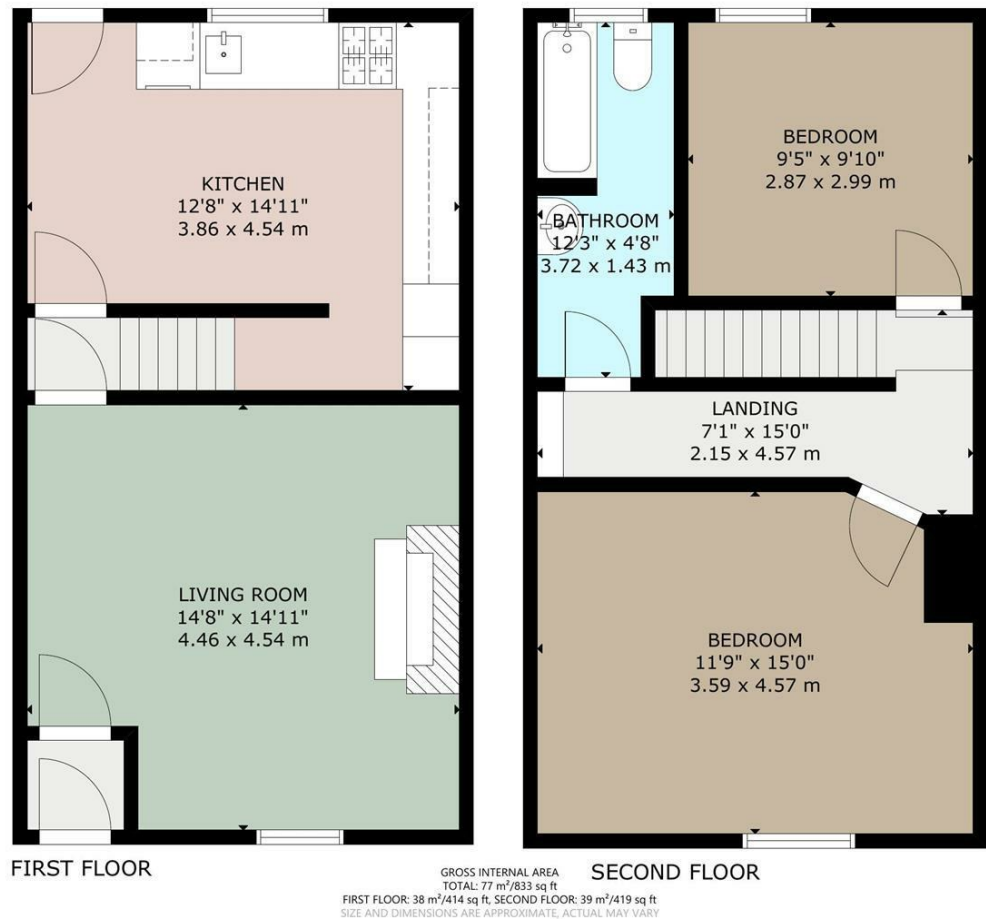


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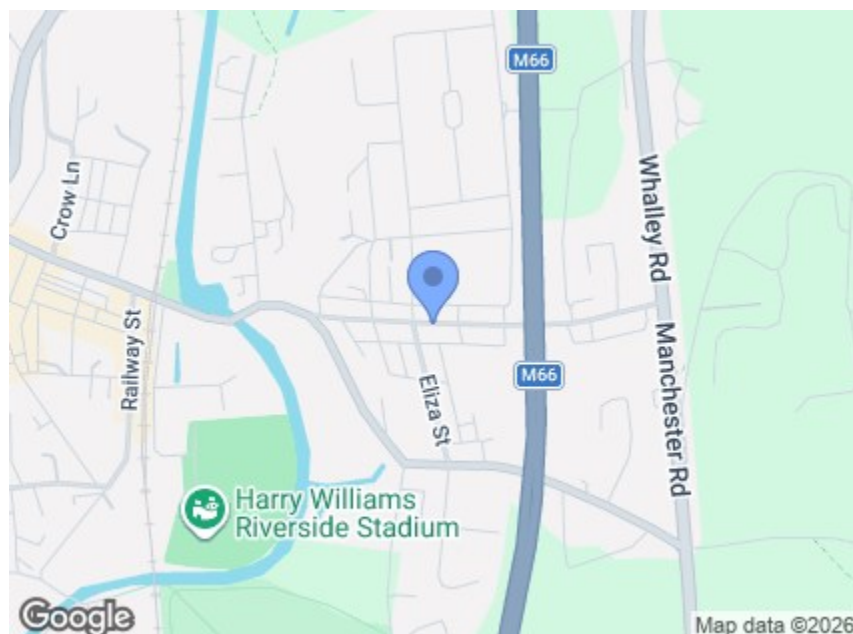
86 Peel Brow

Ramsbottom, Bury, BL0 0AU

Prices from £180,000

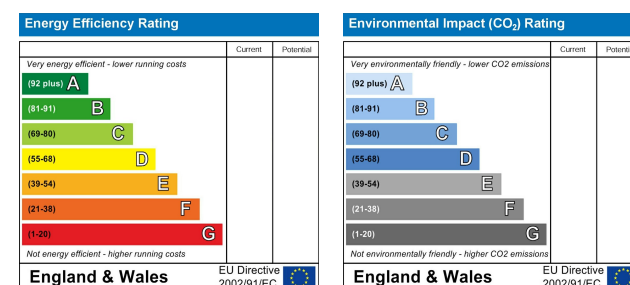


- Spacious stone-built mid-terrace in a popular Ramsbottom location
- Large lounge with feature fireplace
- Sold with no onward chain
- Two generous double bedrooms
- Spacious dining kitchen with ample fitted storage
- Enclosed low-maintenance rear courtyard with timber storage shed
- Walking distance to Ramsbottom town centre, local amenities and countryside walks
- Tenure - Leasehold, Council Tax - Bury band B, EPC rated awaiting



Directions

Postcode - BL0 0AU What3words -
///motorist.lotteries.spelled



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

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SOLD WITH NO ONWARD CHAIN**TWO BEDROOM WELL PRESENTED MID TERRACED**SITUATED IN A QUIET & WELL SOUGHT AFTER LOCATION**This deceptively spacious two-bedroom stone mid-terrace offers generous accommodation throughout and is ideally suited to first-time buyers, downsizers or buy-to-let investors. The property combines traditional character with well-proportioned rooms, including an impressive lounge and an exceptionally large dining kitchen that provides excellent entertaining and family space.

To the first floor are two good-sized double bedrooms and a spacious four-piece bathroom, whilst externally the property benefits from a low-maintenance enclosed rear yard with useful storage shed. Conveniently located within walking distance of Ramsbottom's vibrant town centre, highly regarded schools, countryside walks and excellent transport links, this is a fantastic opportunity to purchase a home with plenty of potential in a sought-after location.

Entrance Vestibule

Welcoming entrance providing access into the main living accommodation.

Living Room

14'8 x 14'11 (4.47m x 4.55m)
A spacious and inviting reception room featuring a central fireplace with contemporary surround and inset living flame gas fire. A large front-facing window allows plenty of natural light to flood the room, while the generous proportions provide ample space for both seating and additional furniture.



Alternative View



Dining Kitchen

12'8 x 14'11 (3.86m x 4.55m)
A superb-sized dining kitchen fitted with a range of wall and base units complemented by generous worktop space and tiled splashbacks. There is space for a freestanding cooker, washing machine and further appliances, together with ample room for a family dining table, making this an ideal everyday living and entertaining space. A rear door provides direct access to the enclosed courtyard, while useful understairs storage adds further practicality.



Alternative View



First Floor Landing

Providing access to both bedrooms and the family bathroom.

Bedroom One

11'9 x 15'0 (3.58m x 4.57m)
A spacious double bedroom positioned to the front of the property with high ceilings, large window and plenty of room for freestanding wardrobes and additional bedroom furniture.



Bedroom Two

9'5 x 9'10 (2.87m x 3.00m)
A well-proportioned second double bedroom overlooking the rear of the property, ideal as a guest bedroom, nursery or home office.



Family Bathroom

12'3 x 4'8 (3.73m x 1.42m)
A generous four-piece bathroom fitted with a panelled bath, separate shower enclosure, pedestal wash hand basin and low-level WC. Finished with complementary tiling and a rear-facing window providing natural light and ventilation.



Outside

To the front is a small enclosed forecourt with pathway leading to the entrance. To the rear, the property enjoys a private, enclosed paved courtyard designed for low-maintenance outdoor living, complete with a useful timber storage shed and stone boundary walls, offering an ideal space for outdoor seating or container planting.

