

£235,000  
Freehold



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### Features

- Completely Renovated & Enhanced Two Double Bedroom Stone Terrace
- Spacious lounge with feature stone chimney breast
- Brand New Fitted Open Plan Dining Kitchen
- Brand New Three Piece White Family Bathroom
- Sold with no onward chain
- Gas central heating & double glazed windows
- Rear Garden & Off road parking
- Freehold Property
- Situated a short distance from Edenfield Village and Ramsbottom
- EPC Rating - D
- Close to all local amenities and transport links
- Viewing highly recommended and is strictly by appointment only

## Summary of Property

**\*\* STUNNING TWO DOUBLE BEDROOM STONE COTTAGE \*\* SOLD WITH NO CHAIN \*\* OFF ROAD PARKING TO THE REAR \*\* READY TO MOVE STRAIGHT INTO \*\*** This beautifully modernised stone property is finished to an exceptional standard throughout and is move-in ready, requiring no additional work. Ideally positioned, it offers generously proportioned accommodation that truly needs to be seen in person to be fully appreciated. The property is available for sale with no onward chain.

The bright and spacious interior includes a welcoming lounge with feature fireplace and a brand new contemporary kitchen/dining family room, featuring a range of wall and base units and direct access to the garden. Upstairs, the first floor boasts two double bedrooms and an impressive brand new three piece family bathroom. Externally, the property features a front garden and a low-maintenance rear garden, ideal for outdoor dining or use as off-road parking. Located in a highly sought-after area, the property is within easy reach of Ramsbottom's numerous shops and amenities. It also benefits from excellent transport links, offering convenient access to Bury, Manchester, and other parts of the North West. Early internal viewing is highly recommended to avoid disappointment via our Ramsbottom office.

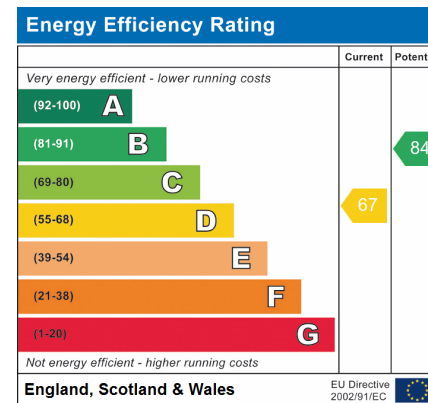
Tenure: Freehold

Local Authority/Council Tax

Rossendale Council: B Annual Amount: £1780.17 Approx.

Flood Risk: Very Low

Broadband availability



### Local Authority

Bury Council  
 Band B  
 Tax Band Amount: £1780.17

## Room Descriptions

### Ground Floor

#### Lounge

15' 1" x 14' 3" (4.61m x 4.34m) UPVC double glazed front door and window, radiator, gas fire with exposed stone chimney breast, TV point, laminate flooring, ceiling beams and spiral staircase.

#### Open Plan Dining Kitchen

16' 4" x 13' 9" (4.98m x 4.20m) A range of wall and base units with complimentary worksurface, four ring gas hob, extractor unit above, electric oven, plumbed for washing machine, single sink unit with drainer, combi boiler, part tiled walls, laminate flooring, radiator, ceiling points, ceiling beams, UPVC double glazed side and rear window, UPVC double glazed back door.

### First Floor

#### Bedroom One

15' 3" x 8' 4" (4.64m x 2.55m) UPVC double glazed front window, radiator and ceiling point.

#### Bedroom Two

A space where the bedroom will go, radiator, double glazed side and rear windows, back door with bridge leading to garden.

#### Bathroom

A space where the bathroom would go with Velux in the roof.

#### Sun Room

A space where the sun room would go.

### Outside

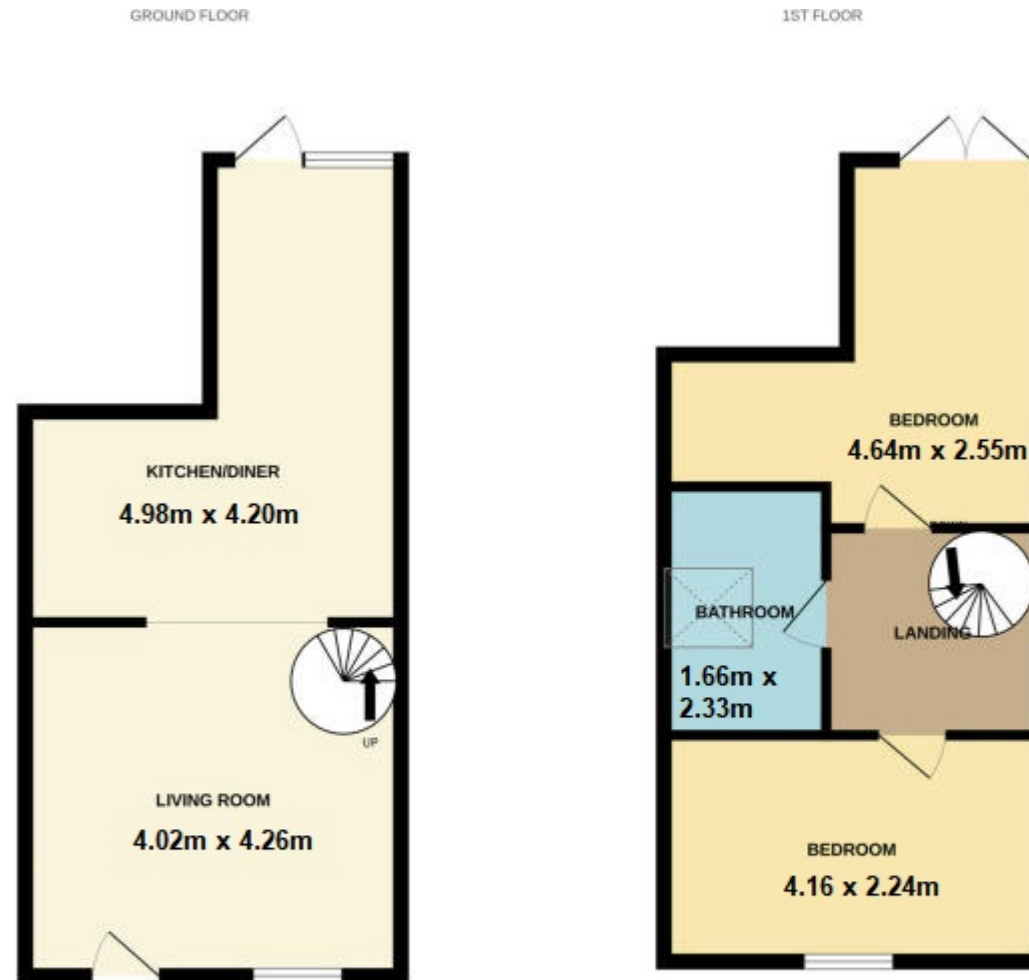
#### Garden & Parking

Front: Small garden frontage.

Rear: Flagged patio area and steps leading down to the back door. A driveway area to provide off-road parking to the rear.



# Floorplan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

## Measurements

All measurements quoted are approximate.

## Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.