

£235,000  
Freehold



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### Features

- A substantial & immaculately presented stone built two bedroom cottage
- Single Garage & Workshop
- Driveway for several cars for ample off road parking
- The house is within easy reach of the local shops, schools and is a short walk to the town centre and drive motorway network
- Modern fully fitted Dining Kitchen
- Vestibule & Rear Porch
- Spacious Lounge
- Modern three piece white bathroom suite
- Fully double glazed and gas central heating
- Located in the centre of Ramsbottom Village
- Viewing highly recommended and is strictly by appointment only

## Summary of Property

**\*\* GARAGE & WORKSHOP \*\* SOLD WITH NO CHAIN \*\* WALKING DISTANCE TO RAMSBOTTOM CENTRE \*\* LARGE DRIVEWAY \*\* MUST SEE! \*\*** Crow Lane, Ramsbottom is a stunning stone built cottage built in the late 1800's centrally located in the popular village of Ramsbottom close to local shops and schools and within easy access of the motorway network and Bury town centre. The property is fabulously presented throughout with benefits including; double glazing, gas central heating, rear garden, single garage, workshop and front driveway for off road parking for 2 cars. The accommodation briefly comprises; entrance vestibule, living room, modern dining kitchen, rear porch. First floor, two bedrooms and modern three piece white bathroom with shower overhead. Viewing highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax

Bury Council: B Annual Amount:£1780.17 Approx.

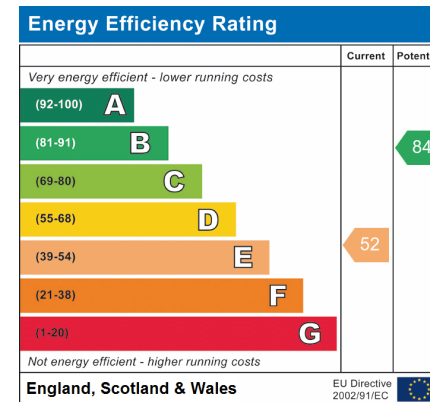
Flood Risk: Medium

Broadband availability

Ultrafast: Download: 1000Mbps Upload: 1000Mbps

Mobile Coverage

EE - Limited, Vodafone - Likely, Three - Limited, O2 - Likely



### Local Authority

Bury Council  
Band B  
Tax Band Amount: £1780.17

## Room Descriptions

### Ground Floor

#### Vestibule

UPVC double glazed front door.

#### Lounge

UPVC double glazed front window, radiator, gas fire, TV point and ceiling point.

#### Dining Kitchen

A modern fully fitted kitchen with range of wall and base units, complimentary worksurfaces, single bowl sink unit with drainer, electric cooker with four ring electric hob, extractor unit, part tiled walls, plumbing for washing machine and dishwasher, radiator, ceiling spotlights, UPVC double glazed rear window, UPVC double glazed door and stairs, leading to the first floor landing.

#### Rear Porch

UPVC double glazed windows and UPVC double glazed back door.

### First Floor

#### Landing

Ceiling point.

#### Bedroom One

UPVC double glazed front window, radiator, storage cupboard and ceiling point.

#### Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

#### Bathroom

A modern three-piece white bathroom suite comprising of a panelled bath with mixer tap, shower above with glass shower screen, low-level WC, wash hand basin with storage cupboard underneath, chrome effect towel radiator, fully tiled walls and flooring, storage cupboard, ceiling point and UPVC double glazed rear window.

### Outside

#### Garage & Work Shop

A single garage with double doors and rear window. Workshop with window and side door.

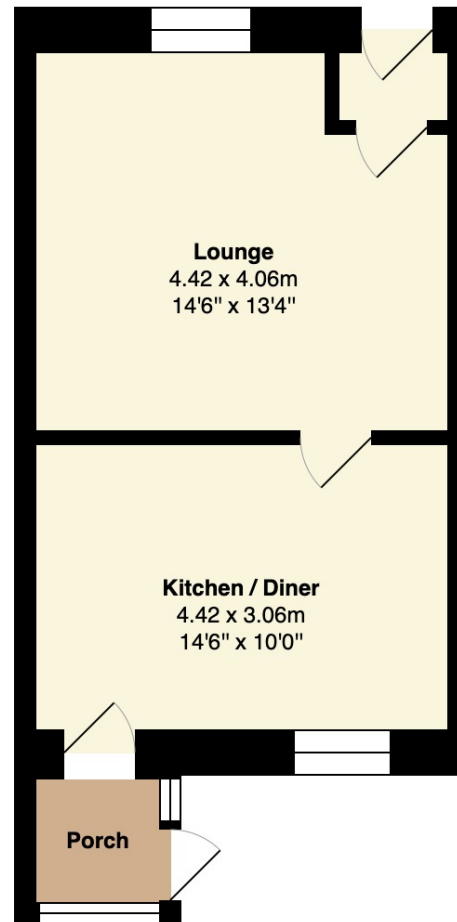
#### Garden & Parking

Front: Flagged driveway for several cars for off road parking, borders and shrubs.

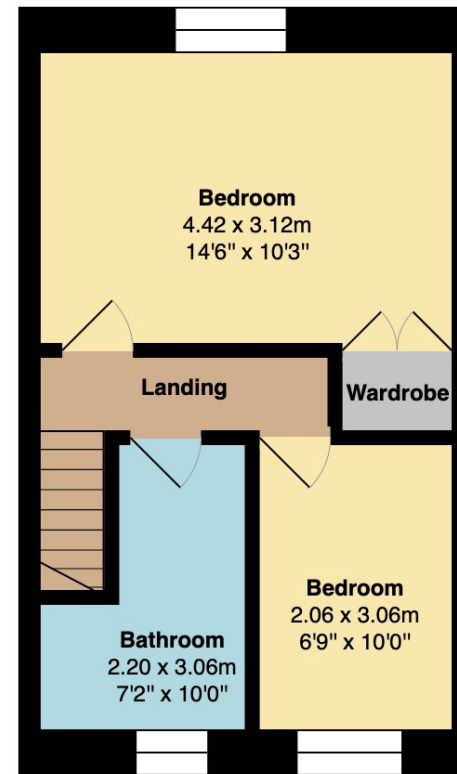
Rear: Enclosed paved area, fence panel surround and stairs leading to gated access to the rear.



# Floorplan



**Ground Floor**  
Area: 32.2 m<sup>2</sup> ... 346 ft<sup>2</sup>



**First Floor**  
Area: 32.2 m<sup>2</sup> ... 346 ft<sup>2</sup>

Total Area: 66.1 m<sup>2</sup> ... 711 ft<sup>2</sup>

## 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.