



2 Bedroom Stone Terrace for Sale - Offers Over £200,000

Bolton Road West, Ramsbottom, Bury, Lancs, BL0 9NU



KEY FEATURES

- STONE BUILT TERRACED PROPERTY • MODERN AND CONTEMPORARY INTERIOR • MANY ORIGINAL FEATURES •
- TWO RECEPTION ROOMS • STONE FIREPLACES WITH DUAL HEAT FIRES • ORIGINAL YORK STONE FLOORING •
- TWO DOUBLE BEDROOMS • SEPARATE DRESSING ROOM • LARGE AND AIRY FOUR PIECE BATHROOM • OPEN ASPECTS TO THE REAR

Description

**** SUPERB STONE TERRACED PROPERTY PRESENTED WITH MODERN INTERIOR AND MANY ORIGINAL FEATURES ****

A well presented and well proportioned large stone terraced property boasting many original features. Well positioned for all amenities, eateries, and entertainment that life in Ramsbottom has to offer.

We are delighted to receive instructions from our vendor to offer for sale this well presented stone built terraced property. within walking distance of Ramsbottom village centre. Presented to a great standard, the property also retains many of its original features. This is truly a great buy in a convenient and popular location.

The current owner has presented the property to a contemporary standard throughout and the accommodation offered to purchasers comprises of, to the ground floor, entrance hallway with original York stone flooring leading to two good sized reception rooms. The front reception room benefits from wooden flooring, feature stone fireplace and hearth with dual fuel fire and original coving and cornices. The second rear reception room benefits from original York stone flooring, feature stone fireplace and hearth with dual fuel fire, original wooden clothes airer and understairs storage., The modern kitchen comprises of a range of wall and base units with complimentary tiling and work surfaces, together with integral oven, hob, and extractor. A door leads to the rear enclosed yard area.

The property affords two good double bedrooms and an additional dressing room. With feature fireplaces to both bedrooms and built in storage to the second bedroom with original wooden doors, the main front bedroom is light and airy. The property has the added benefit of an additional dressing room with exposed stone walls. The main bathroom is light and airy and an inviting space. Of good proportions and tastefully finished, it comprises of a four-piece suite comprising of free-standing roll tap bath, separate shower cubicle, low flush w.c. and pedestal wash hand basin. The room is finished with contemporary decoration and tiling and a tiled floor. Views from the bathroom add to this inviting space.

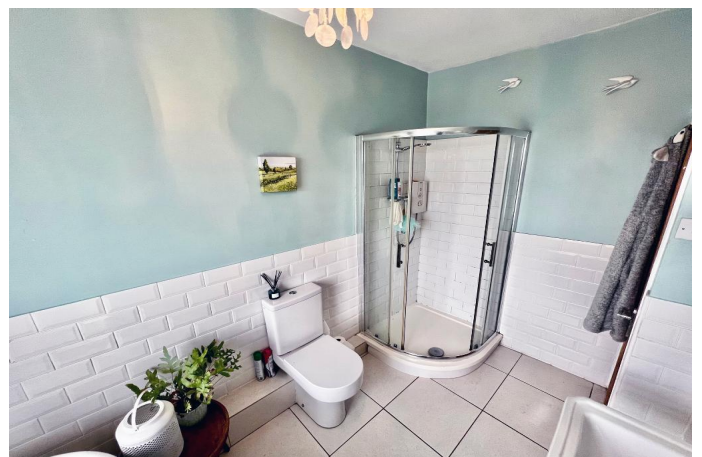
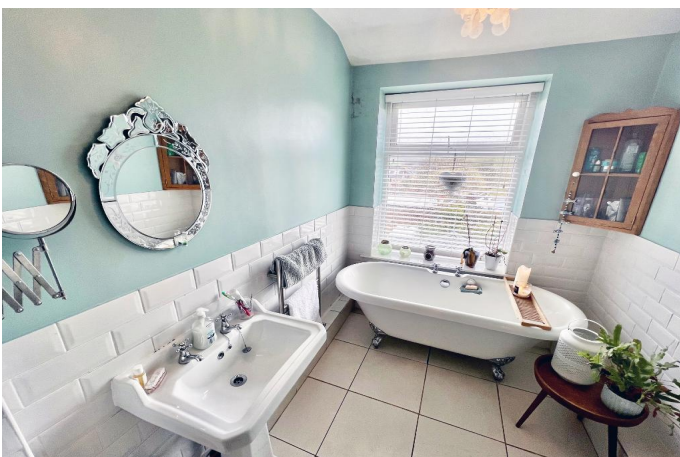
Externally, the property has a well presented small garden area with ample parking both immediately to the outside rear and to Bolton Road West. To the rear, there is a low maintenance, traditionally flagged, rear yard, overlooking the open land. With brick walls, built in storage areas, this is a great multipurpose space with the addition of garden furniture that could be used to unwind at the end of a busy day.

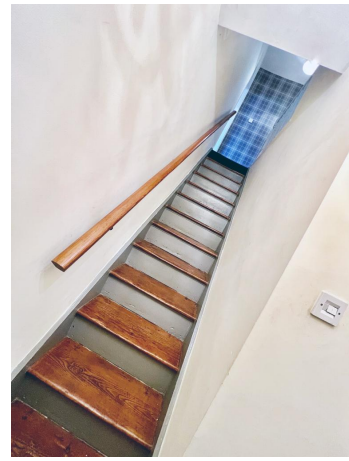


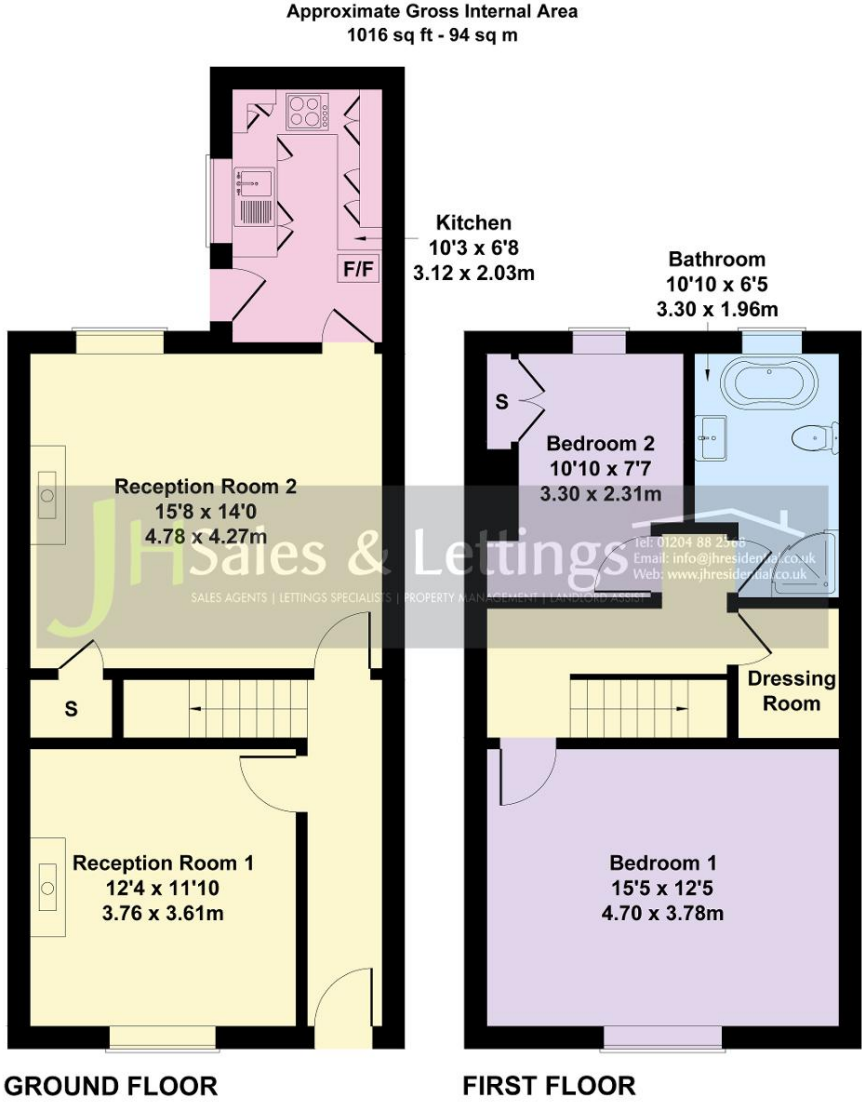
Conveniently located for all local amenities within the area, onward travel and access to neighbouring towns, the property is available for immediate viewing, strictly by appointment through our Tottington office.

Fixtures and Fittings

All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases are advised to seek legal assistance to clarify the tenure, any boundaries or right of way prior to exchange of contracts. The floorplan is provided for guidance only.







Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		