



LOFT ROOM



SHOWER ROOM



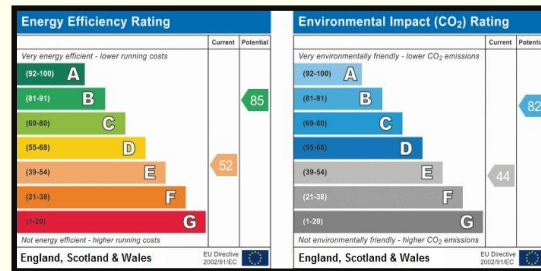
SHOWER ROOM



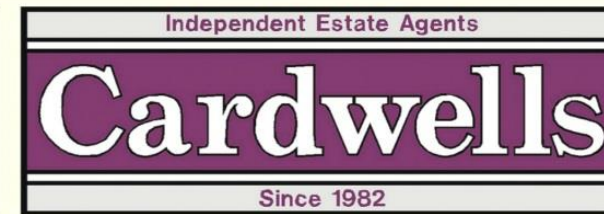
REAR YARD



REAR



EPC



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Incorporating: Wright Dickson & Catlow, WDC Estates

MOUNT STREET, RAMSBOTTOM, BL0 9EU



- PERIOD STONE COTTAGE
- TWO BEDROOMS
- STUDY & LOFT ROOM
- 15FT LIVING ROOM
- 14FT KITCHEN-DINER
- CONSERVATORY
- ULTRA MODERN SHOWER ROOM
- SUPERB ELEVATED VIEWS



O/O £140,000

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WORSLEY

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This lovely ‘STONE COTTAGE’ occupies a delightful position close to the centre of Ramsbottom well placed for all amenities and shops with stunning elevated views of the surrounding area, a pretty garden at the front which overlooks a communal green and a fully enclosed yard to the rear. The property offers great character with beams and exposed stonework on display, excellent size accommodation including a useful loft room, conservatory addition, 14ft kitchen-diner and a superb ultra modern shower room whilst also benefitting from Upvc style double glazing and combi gas central heating. The full accommodation comprises in summary: ENTRANCE VESTIBULE, 154FT X 14FT LIVING ROOM, WELL FITTED KITCHEN-DINER, CONSERVATORY, FIRST FLOOR LANDING, TWO BEDROOMS, SHOWER ROOM AND STUDY WITH STAIRS ACCESS TO A VERY USEFUL SIZE LOFT ROOM. ***VIEWING HIGHLY RECOMMENDED***LOVELY LOCATION CLOSE TO RAMSBOTTOM CENTRE***

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule: Front door, exposed stonework, inner door to the lounge.

Lounge: 15' 2" x 14' 7" (4.62m x 4.44m) Feature beamed ceiling, open fireplace with mantle and space for stove type fire, exposed stonework, front elevation window overlooking the garden and green, open style fireplace which currently houses a stove type electric fire. Entrance door to the kitchen diner, radiator.

Kitchen/Diner: 14' 6" x 11' 4" (4.42m x 3.45m) Fitted range of base and wall cabinets, contrasting worktops, integrated gas hob, double electric oven and grill, space and plumbed for appliances, inset one and half bowl single drainer sink with mixer tap, wall and floor tiling, rear window and entrance door to conservatory, radiator, feature exposed stonework.

Conservatory 10' 5" x 5' 8" (3.17m x 1.73m) Entrance door to rear yard, single brick dwarf wall, windows to rear and side, water tap.

1ST Floor Landing: 14' 7" x 2' 7" (4.44m x 0.79m) Radiator.

Master Bedroom: 12' 1" x 9' 7" (3.68m x 2.92m) Period fireplace, fitted wardrobe, radiator, front elevation window enjoying picturesque elevated views.

Bedroom 2: 10' 1" x 7' 8" (3.07m x 2.34m) Rear elevation window with view overlooking woodland, radiator.

Bathroom: 8' 7" x 6' 4" (2.61m x 1.93m) Ultra modern contemporary shower room comprising; double size walk in shower with glass screen and chrome shower, vanity unit wash basin and a low flush wc. Complementarty wall and floor tiling, inset downlighting, chrome towel radiator, rear elevation window.

Study with Stairs to Landing: Front elevation window, radiator.

Loft Room: 14' 10" x 14' 3" (4.52m x 4.34m) Versatile loft room with skylight window, radiator and eaves storage.

Externally: Enclosed rear yard with access to service road for bin collection, access etc.

Price: O/O £140,000

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase

Please note: all viewings are by appointment only through our Bury Office



LOUNGE



KITCHEN/DINER



KITCHEN/DINER



CONSERVATORY



LANDING



BEDROOM 1



BEDROOM 2



LOFT ROOM