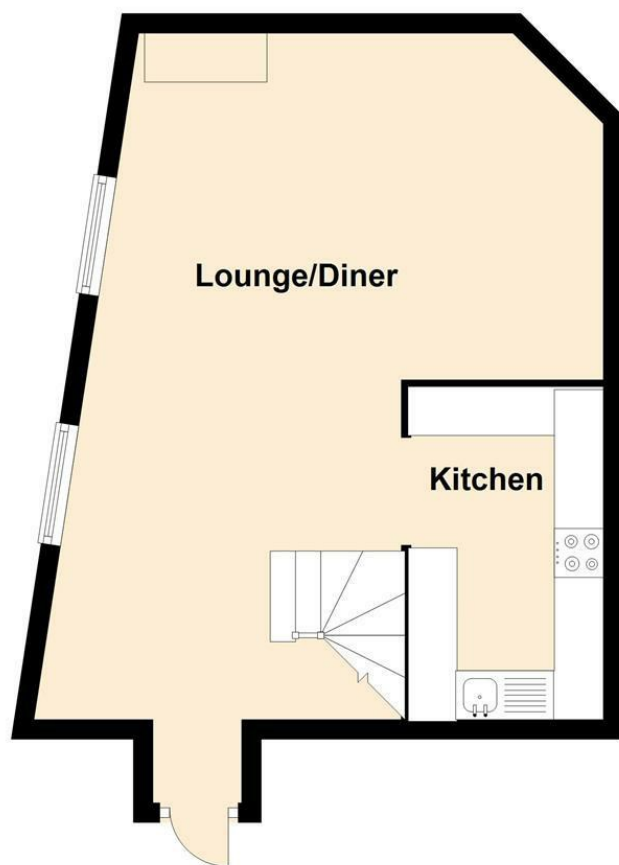


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



## The Corner House Square Street, Ramsbottom, BL0 9AZ

### £275,000

AN OUTSTANDING SECOND FLOOR TWO BEDROOM APARTMENT WITH OFF ROAD PARKING

This generously sized two bedroom apartment is being proudly welcomed to the market in the most desirable area of Ramsbottom. The property is situated just round the corner from the popular town centre of Ramsbottom. The property is presented well throughout and boasts two good sized bedrooms, an open plan spacious kitchen and living room, a three piece bathroom suite, underground parking and an en-suite in the main bedroom. The property is on the doorstep for accessing well regarded schools, local amenities, bus routes, major commuter routes and isn't far from Manchester.

The property comprises briefly; A welcoming entrance to the apartment hallway with stairs or a lift to the second floor. Entrance to the apartment to the open plan kitchen, living and dining room with stairs leading to the first floor. The kitchen is fitted with contemporary and stylish fixtures and fittings. To the first floor there are doors providing access to two bedrooms, a storage cupboard and a three-piece bathroom suite. Externally, there is underground parking for one vehicle.

Viewings can be arranged by calling our Bury team, at your earliest convenience

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

# The Corner House Square Street, Ramsbottom, BL0 9AZ

£275,000



- Attractive Apartment
- Beautiful Fitted Kitchen
- Elegantly Finished Throughout
- Situated On The Second Floor
- En-Suite Facility
- Close To Amenities
- Modern Stylish Bathroom
- Allocated Off Road Parking
- Viewings Offered

## Ground Floor

### Entrance

Wood door leads to the open plan living/dining kitchen.

### Open Plan Living/Dining Kitchen

29' x 23'2" (8.84m x 7.06m)

Two UPVC double glazed windows, electric heater, smoke alarm, a range of wood wall and base units, laminate worktops, stainless steel sink, drainer and mixer tap, a Lamona oven four ring electric hob, extractor hood, breakfast bar, fridge freezer, dishwasher, washing machine, spotlights, exposed brick wall, exposed wooden beam, wood flooring, part-tiled elevations, multi-fuel log burner, television point, telecom system and stairs lead to the first floor.

## First Floor

### Landing

10'2" x 9'10" (3.10m x 3.00m)

Skylight, smoke alarm, spotlights and doors lead to a storage cupboard, to the bathroom and to two bedrooms.

### Bedroom One

22'3" x 13'7" (6.78m x 4.14m)

Two Velux windows, electric heater, spotlights, smoke alarm and a door leads to the en-suite.

### En-Suite

7' x 3'9" (2.13m x 1.14m)

Skylight, three piece suite comprises: dual flush WC, wall mounted wash basin with mixer tap, mains feed shower with rainfall head, spotlights, tiled elevations and an extractor fan.

### Bedroom Two

13' x 11'10" (3.96m x 3.61m)

UPVC double glazed window, electric heater and a smoke alarm.

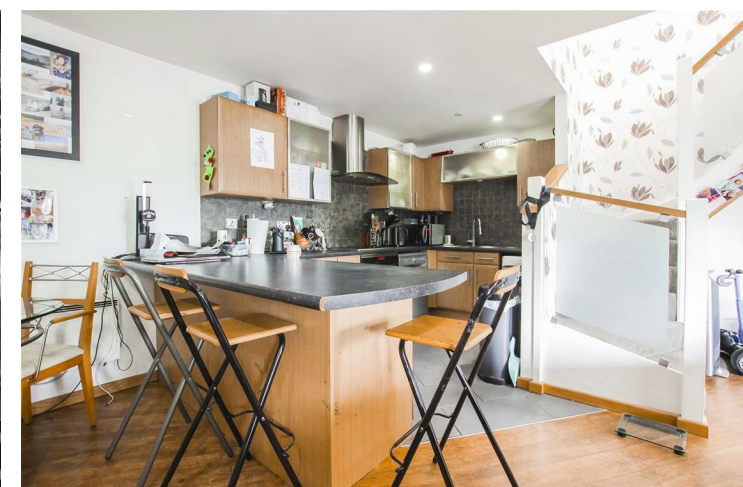
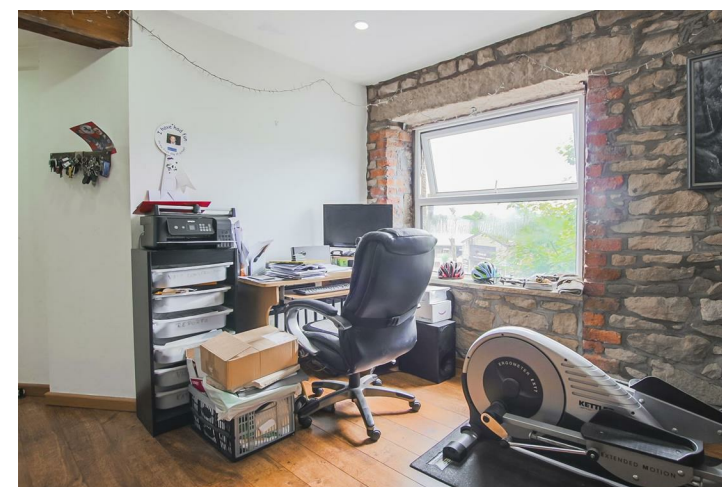
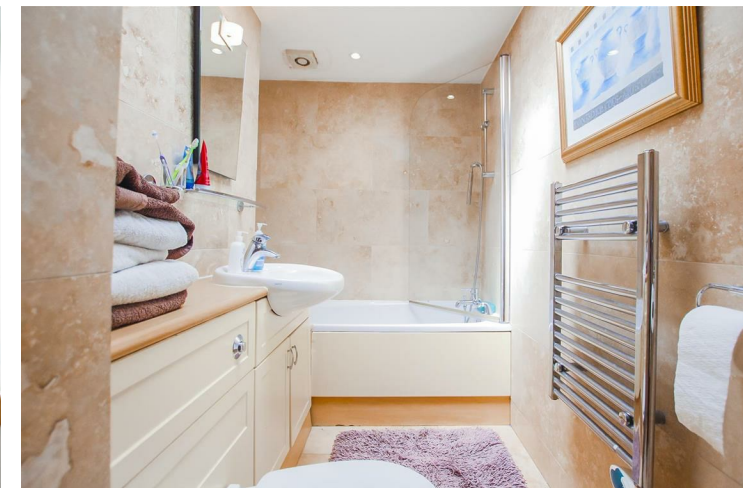
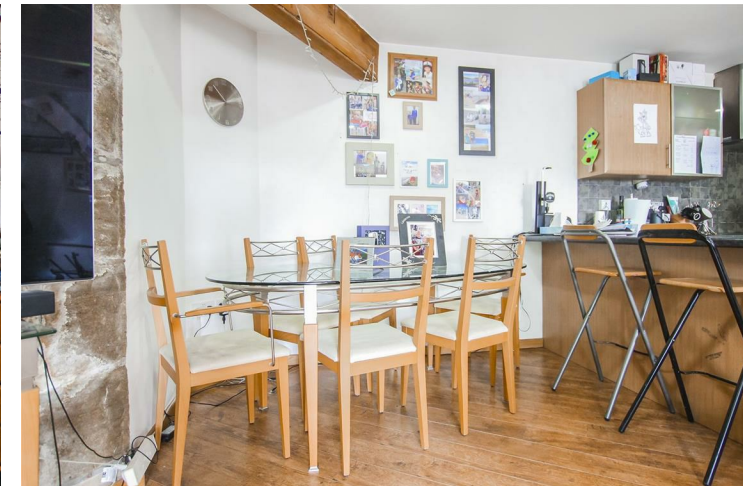
### Bathroom

9'10" x 5'11" (3.00m x 1.80m)

Skylight, central heated towel rail, three piece suite comprises: dual flush WC, vanity top wash basin with mixer tap, a panelled bath with mixer tap and rinse head, tiled elevations, tiled flooring, extractor fan and spotlights.

### External

Secure allocated parking space situated underground.



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