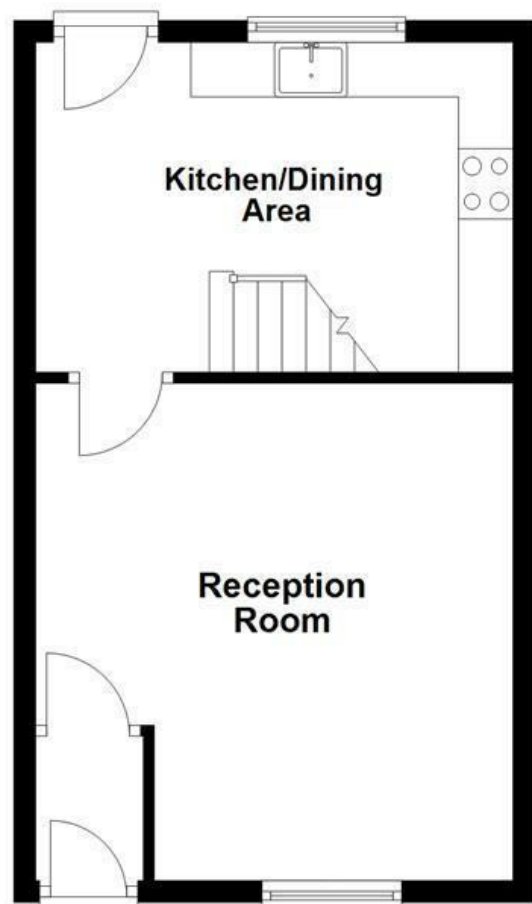
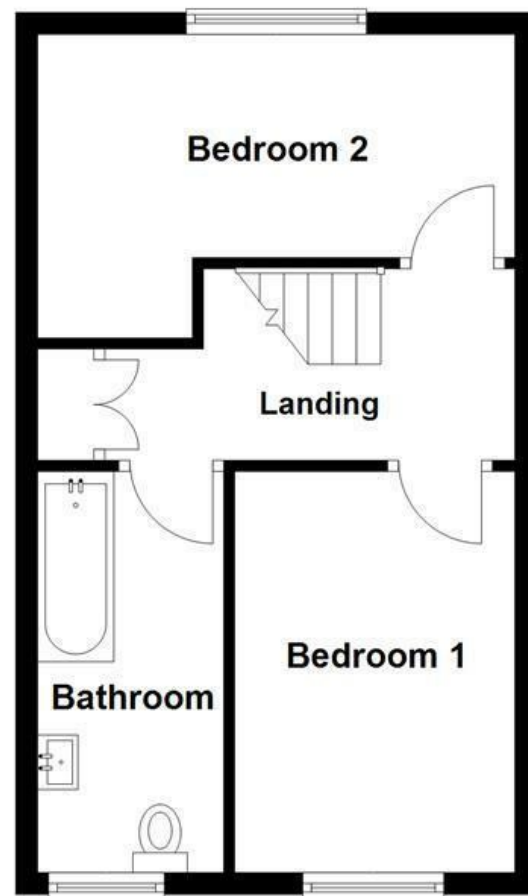


Ground Floor



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		73	
(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.

## Rochdale Road, Ramsbottom, BL0 0RN

### £250,000

AN EXCEPTIONAL COTTAGE PROPERTY

Having been stripped back to brick and completely renovated throughout with immaculate presentation, stylish decoration and modern fixtures and fittings, then enviable two bedroom cottage property is being proudly welcomed to the market in the sought after location of Turn Village within Edenfield. With no detail missed, stunning original features and breathtaking views, this property is the perfect home for any small family or couple truly not to be missed! Having undergone a full transformation with all works being undertaken, this property is ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rossendale, Bury, Rochdale, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room boasts a stunning cast iron multi fuel burner, exposed beams and fitted storage and leads on to a kitchen diner. The kitchen diner benefits from beautiful country style wall and base units, high quality fixtures and fittings and houses a staircase to the first floor and leads out to the rear. The first floor comprises of doors on to two generously sized bedrooms and a modern bathroom. Externally there is a tiered garden to the rear with paving, detached garage and rented off road parking.

For further information or to arrange a viewing please contact our Rossendale office at your earliest convenience.



# Rochdale Road, Ramsbottom, BL0 0RN

£250,000



- Stunning Mid Terrace Cottage
- Two Bedrooms
- Fully Renovated Throughout
- Contemporary Fitted Dining Kitchen
- Detached Garage and Rented Off Road Parking
- Tenure Leasehold
- EPC Rating C
- Three Piece Bathroom
- Bursting with Character
- Council Tax Band B

## Ground Floor

### Entrance Vestibule

3'2 x 2'11 (0.97m x 0.89m)

UPVC double glazed frosted front door, tiled flooring and oak single glazed door to reception room.

### Reception Room

15'0 x 14'4 (4.57m x 4.37m )

UPVC double glazed window, central heating radiator, exposed beams, picture rail, cast iron multifuel burner with stone hearth and oak mantel, dado rail, television point, wood effect laminate flooring and oak door to kitchen/dining area.

### Kitchen/Dining Area

14'4 x 9'1 (4.37m x 2.77m)

UPVC double glazed window, central heating radiator, range of wall and base units with oak worktops, tiled splashback, ceramic Belfast sink with mixer tap, double gas oven with four ring gas hob and extractor hood, integrated fridge freezer, dishwasher and washing machine, spotlights, integrated boiler, integrated foldable breakfast bar, tiled flooring, UPVC double glazed frosted stable door to rear and stairs to first floor.

## First Floor

### Landing

12'6 x 6'0 (3.81m x 1.83m)

Loft access, smoke detector, oak doors leading to two bedrooms, family bathroom and storage cupboard.

### Bedroom One

12'1 x 9'11 (3.68m x 3.02m)

UPVC double glazed window, central heating radiator, television point and two feature wall lights.

### Bedroom Two

14'10 x 9'2 (4.52m x 2.79m )

UPVC double glazed window and central heating radiator.

### Bathroom

12'1 x 4'7 (3.68m x 1.40m )

UPVC double glazed frosted window, central heating radiator, panel bath with direct feed rainfall shower and rinse head, vanity top wash basin with mixer tap, low base WC, tiled elevations, spotlights and tiled flooring.

## External

### Rear

Tiered garden with paving, stone chip areas, access to detached garage and rented off road parking.



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