



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 | | | |
| (69-80) C | | 65 | |
| (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 0RG

Offers Over £220,000

STUNNING PROPERTY WITH BREATHTAKING VIEWS

Nestled in the charming area of Ramsbottom, Bury, this delightful house on Rochdale Road offers a perfect blend of modern comfort and scenic beauty. The property boasts stunning views overlooking the picturesque valley, providing a tranquil and serene atmosphere.

Located in a semi-rural setting, this house offers a peaceful retreat from the hustle and bustle of city life while still being just a short drive away from local amenities. The modern decor and appliances throughout the house ensure both style and convenience for its residents.

One of the standout features of this property is the provision of two private parking spaces, a rare find in many residential areas. This added convenience makes coming home or hosting guests a stress-free experience.

Whether you are looking for a peaceful abode with breathtaking views or a modern home with easy access to amenities, this property on Rochdale Road ticks all the boxes. Don't miss the opportunity to make this house your new home sweet home.

Contact our Rochdale branch to arrange a viewing and start your journey today!

Rochdale Road, Ramsbottom, BL0 0RG

Offers Over £220,000



- Exquisite Mid Terrace Property
- Enviably Countryside Views
- Ideal Family Home
- EPC Rating D
- Two Bedrooms
- Spacious Reception Room
- Tenure Freehold
- Contemporary Fitted Dining Kitchen
- Two Private Parking Spaces
- Council Tax Band B

Ground Floor

Entrance

Porch

4'0 x 3'11 (1.22m x 1.19m)
Hardwood double glazed window and door to reception room.

Reception Room

13'5 x 12'1 (4.09m x 3.68m)
UPVC double glazed window, central heating radiator, gas fire with wood mantle and stone surround and entry to kitchen/diner.

Kitchen/Diner

13'5 x 11'9 (4.09m x 3.58m)
UPVC double glazed window, laminate wall base units and worktops, four point induction hob, single oven, extractor hood, integrated fridge freezer, plumbing for a washing machine, Belfast sink with mixer taps, tiled splashback, tiled flooring and door to rear.

First Floor

Landing

5'6 x 4'4 (1.68m x 1.32m)
Loft access and doors to two bedrooms and shower room.

Bedroom One

11'7 x 8'7 (3.53m x 2.62m)
UPVC double glazed window, central heating radiator and storage.

Bedroom Two

8'5 x 7'7 (2.57m x 2.31m)
UPVC double glazed window and central heating radiator.

Shower Room

6'1 x 5'5 (1.85m x 1.65m)
UPVC double glazed window, vanity wash basin with mixer taps, dual flush WC, direct feed shower enclosure, part tiled elevations and laminate flooring.

External

Rear

Paved patio and stone chipped yard, raised decking area and laid to lawn garden.

Front

Paved pathway.



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