



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Market Place, Edenfield, BL0 0JS

Offers Over £250,000

END TERRACED CHARM

Welcome to this charming property located in the heart of Market Place, Ramsbottom, Bury. This delightful end terrace house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for the whole family to unwind and rest comfortably.

The property features two bathrooms, ensuring convenience and privacy for all residents. Additionally, the attic and cellar provide extra storage space or the opportunity to create a unique and personalised area within the home.

Nestled in a vibrant neighbourhood, this house offers the perfect blend of community charm and modern living. Imagine strolling through the bustling Market Place, exploring local shops, cafes, and restaurants just a stone's throw away from your doorstep.

Don't miss the chance to make this lovely property your new home sweet home in Ramsbottom. Book a viewing today and experience the warmth and character this house has to offer.

Market Place, Edenfield, BL0 0JS

Offers Over £250,000



- End Terraced Property
- Two Reception Rooms
- On Street Parking
- EPC Rating: D
- Three Bedrooms
- Fitted Kitchen With Appliances
- Freehold
- Attic Room
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Reception Room One

15'4 x 14'1 (4.67m x 4.29m)

UPVC double glazed entrance door, two UPVC double glazed windows, two central heating radiators, spotlights, laminate flooring and door to kitchen.

Kitchen

14'10 x 10'11 (4.52m x 3.33m)

UPVC double glazed window, upright central heating radiator, spotlights, range of wall and base units, wood effect worktops, single oven in high rise unite, five burner gas hob, one and half bowl stainless steel sink with draining board and mixer tap, tiled splash back, integrated fridge freezer, integrated dishwasher, laminate flooring, doors to reception room two, stairs to cellar, stairs to first floor and WC.

Reception Room Two

11'10 x 10'3 (3.61m x 3.12m)

Central heating radiator, spotlights, laminate flooring and UPVC sliding door to rear.

WC

9'7 x 4'10 (2.92m x 1.47m)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap, plumbing for washing machine and laminate flooring.

Lower Ground Floor

Cellar Room One

15'5 x 14'3 (4.70m x 4.34m)

Door to cellar room two.

Cellar Room Two

15'6 x 14'10 (4.72m x 4.52m)

First Floor

Landing

18'11 x 7'5 (5.77m x 2.26m)

UPVC double glazed window, central heating radiator, spotlights, stairs to second floor and doors to three bedrooms and bathroom.

Bedroom One

13'10 x 9'6 (4.22m x 2.90m)

UPVC double glazed window, central heating radiator, spotlights and door to en suite.

En Suite

10'6 x 7'3 (3.20m x 2.21m)

UPVC double glazed window, central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over and vinyl flooring.

Bedroom Two

14'2 x 7'11 (4.32m x 2.41m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Three

11'3 x 7'5 (3.43m x 2.26m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

9'2 x 6'2 (2.79m x 1.88m)

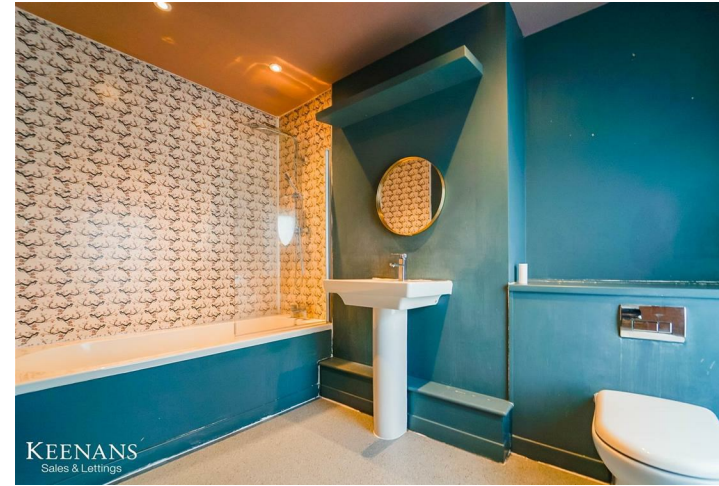
UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, direct feed shower in separate enclosure and vinyl flooring.

Second Floor

Attic Room

15'3 x 11'1 (4.65m x 3.38m)

Velux window, spotlights and boiler.



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