



## 179 Bolton Road North, Ramsbottom, BL0 0NA

### Offers Over £155,000

BURY OFFICE NOW OPEN! CALL 0161 751 0340 TODAY

**\*A BEAUTIFULLY PRESENTED RECENTLY MODERNISED TWO BEDROOMED MID COTTAGE PROPERTY\***

Quaint two bedroomed terraced cottage situated within a convenient area of Ramsbottom. This beautifully presented cottage boasts delightfully spacious rooms, modern fixtures and fittings and stunning garden to the rear. This property would make an ideal home for a small family or couple desiring more space. Situated conveniently close to bus routes, schools, amenities and network links to Manchester, Bury and Rawtenstall. The property has been mindfully maintained to a high standard and would be a pleasure to move straight into.

The property comprises briefly: a reception room providing access to a modern kitchen and staircase to the first floor which has doors leading to two bedrooms and a modern three-piece family shower room. Externally there is a tiered natural garden with patio and bedding areas.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		69	
(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.

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- Beautifully Presented Two Bedroomed Mid Cottage
- Open-Spindle Staircase
- Traditional Shower Room
- Bright, Spacious Reception
- Magical/Wild Tiered Garden
- Generous Double Bedroom
- Feature Stone-fireplace
- Modern Kitchen
- Tasteful Decor

### Ground Floor

#### Entrance

Composite double glazed frosted door to the reception room.

#### Reception Room

14'4" x 13'1" (4.37 x 3.99)

Hardwood double glazed window, central heating radiator, electric fire set in quaint, brick fireplace, two feature wall-lights, TV point, door to kitchen and stairs to the first floor.

#### Kitchen

13'1" x 6'8" (3.99 x 2.03)

Hardwood double glazed window, central heating radiator, range of grey wall and base units with wood worktops, ceramic sink and drainer with high-spout mixer tap, integrated electric oven with four-ring induction hob and extractor hood, space for fridge/freezer, plumbing for washing machine, spotlights, smoke alarm, wood effect flooring and single glazed frosted door to the rear.

### First Floor

#### Landing

6'3" x 2'5" (1.91 x 0.74)

Loft access, smoke alarm, doors to two bedrooms and the bathroom.

#### Bedroom One

13'1" x 12'7" (3.99 x 3.84)

UPVC double glazed window, central heating radiator, over-stairs storage and fitted wardrobes.

#### Bedroom Two

8'8" x 6'2" (2.64 x 1.88)

Hardwood double glazed window and central heating radiator.

#### Shower Room

5'10" x 5'5" (1.78 x 1.65)

Hardwood double glazed frosted window, chrome heated towel rail, twin-flush WC, pedestal washbasin with mixer tap, double direct-feed rainfall shower enclosure, partially tiled elevations, spotlights and tiled flooring.

### External

#### Rear

Delightfully wild tiered-terraced garden with patio and bedding area at the rear.

#### Agent's Notes

Council Tax Band B  
Property was rewired in 2019  
Boiler replaced in 2019



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[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)