



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	73
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.

Crow Lane, Ramsbottom, BL0 9BR

£1,500

AN OUTSTANDING FOUR BEDROOM PROPERTY WITH OFF ROAD PARKING

This impressive, generously sized four bedroom property is being proudly welcomed to the market in the most desirable area of Ramsbottom. The property is situated just a short walk from the popular town centre. Beautifully presented throughout with a contemporary and stylish finish and boasts four good sized bedrooms, a spacious open plan kitchen, living and dining room, two en-suites, off road parking and an enclosed decked seating area. The property is conveniently close for accessing well regarded schools, local amenities, bus routes and major commuter routes.

The property comprises briefly; A welcoming entrance to the hallway. The hallway has doors providing access to open plan kitchen and living room. The kitchen and living room has a door to the WC. To the first floor there is a landing with stairs leading to the first floor and doors providing access to the storage cupboard and to two bedrooms with both bedrooms housing an en-suite. To the second floor there is a landing with doors providing access to two further bedrooms and to a WC. Externally to the rear of the front of the property there is an enclosed decking area and gated entrance to off road parking.

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

Crow Lane, Ramsbottom, BL0 9BR

£1,500

 4  2  1  D

- Deceptively Spacious Mid Terrace Property
 - Contemporary Fitted Kitchen
 - Feature Chimney Breast
 - A Must View property
- Four Generous Bedrooms
 - Open Plan Living Area
 - Close to Commuter Links
- Two Ensuite Bathrooms
 - Enclose Rear Decking with Key Fob Access
 - Short Walk To Nuttall Park

Ground Floor

Hallway

7'6 x 6'1 (2.29m x 1.85m)

Entrance via a UPVC double glazed front door to hallway, central heating radiator, stairs to first floor, spot lights, wood flooring and door to living room.

Living Room

24'6 x 20'7 (7.47m x 6.27m)

Two UPVC double glazed windows, two central heating radiators, white gloss wall and base units, wood effect work surfaces, stainless steel one and a half sink and drainer with mixer tap, oven, NEFF four ring gas hob, extractor hood, dishwasher, plumbing for washing machine, space for fridge freezer, spot lights, television point, built in cupboards, electric fire, part exposed brick wall, wood flooring and door to WC.

WC

9'3 x 6'4 (2.82m x 1.93m)

Dual flush WC, door to under stair storage, spot lights and plumbing for dryer.

First Floor

Landing

17'3 x 5'10 (5.26m x 1.78m)

UPVC double glazed window on stair return, central heating radiator, wood flooring, spotlights, stairs to second floor, exposed beams and doors to two bedrooms and storage cupboard.

Bedroom One

11'11 x 9'6 (3.63m x 2.90m)

Two velux windows, central heating radiator, built in wardrobe, spot lights and door to ensuite.

Ensuite

6'11 x 5'6 (2.11m x 1.68m)

Chrome heated towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and rinse head, part tiled elevations, tiled flooring, extractor fan, spot lights and exposed beams.

Bedroom Two

11'8 x 11'6 (3.56m x 3.51m)

Velux window, central heating radiator, spot lights, exposed beams, wood flooring and door to ensuite.

Ensuite

5'4 x 4'7 (1.63m x 1.40m)

Chrome heated towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap, main feed shower, tiled elevations, tiled flooring and doors to two bedrooms and WC.

Second Floor

WC

6'10 x 2'1 (2.08m x 0.64m)

Velux window, dual flush WC, vanity top wash basin with mixer tap, part tiled elevation, extractor fan, spotlights and tiled flooring.

Bedroom Three

11'7 x 8'1 (3.53m x 2.46m)

Velux window, central heating radiator, access to eaves and wood effect flooring.

Bedroom Four

11' x 9'6 (3.35m x 2.90m)

Velux window, central heating radiator, wood effect flooring and access to eaves.

External

Front

Two parking spaces, decked enclosed area, key fob, gated entrance to complex and locked side gate.



Tel: 01616960085

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