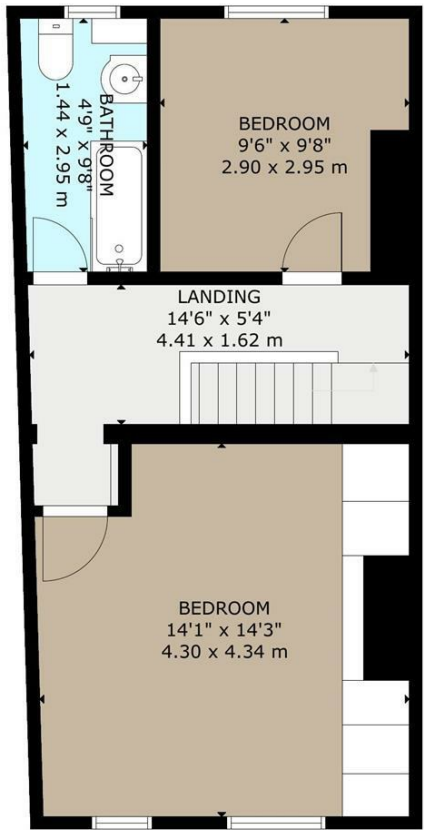
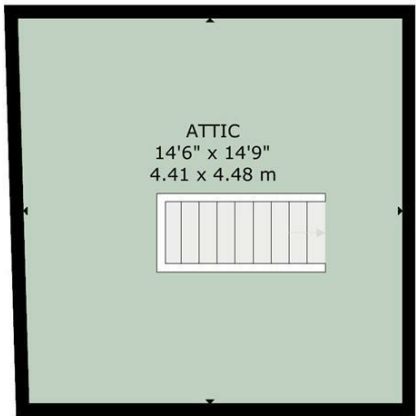


GROUND FLOOR

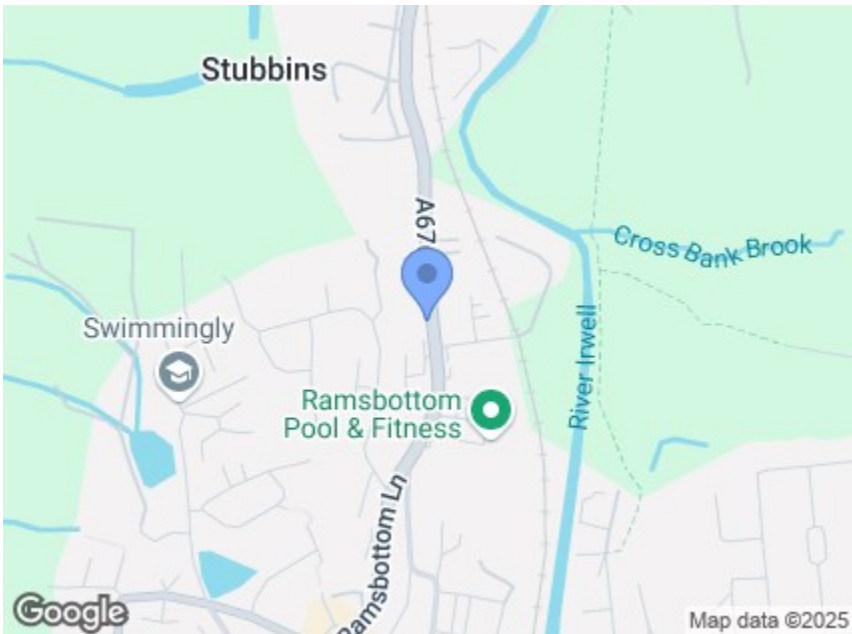


FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 102 m<sup>2</sup>/1,095 sq.ft  
GROUND FLOOR: 41 m<sup>2</sup>/443 sq.ft, FIRST FLOOR: 41 m<sup>2</sup>/439 sq.ft, SECOND FLOOR: 20 m<sup>2</sup>/213 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

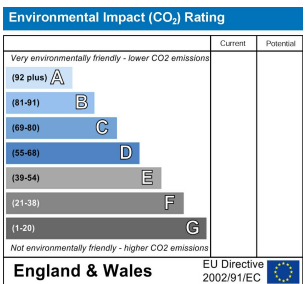
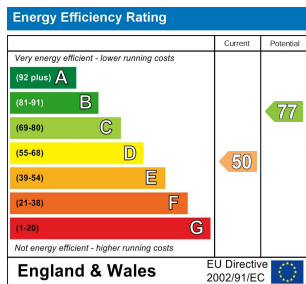


SECOND FLOOR



### Directions

Postcode - BL0 0PR What three words -  
///swept.leaps.stun



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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79 Stubbins Lane  
Ramsbottom, Bury, BL0 0PR  
Offers over £220,000



- Beautifully maintained two-bedroom period stone cottage with historic charm and modern comforts.
- Cozy living room seamlessly leading into an open-plan kitchen diner, creating a welcoming space.
- Stylish and modern family bathroom serving both bedrooms.
- Private rear yard offering a peaceful outdoor space for unwinding or entertaining.
- Ideally situated within walking distance of Ramsbottom Town Centre for convenience and accessibility.
- Two well-appointed bedrooms designed for comfort and relaxation.
- Gas central heating and double glazing throughout for energy efficiency and year-round warmth.
- Lease - Leasehold, Council Tax - Bury Band B, EPC - E rated



# 79 Stubbins Lane

## Ramsbottom, Bury, BL0 0PR

CHARMING TWO-BEDROOM PERIOD STONE COTTAGE - PRIME LOCATION – WALKING DISTANCE TO RAMSBOTTOM TOWN CENTRE - OPTION TO BUY FURNISHED

Charles Louis Homes is delighted to present this beautifully maintained two-bedroom period stone cottage, perfectly situated in a highly sought-after location just a short walk from Ramsbottom Town Centre.

Stepping inside, you are welcomed by a cosy yet stylish living room that seamlessly flows into an open-plan kitchen diner—an inviting space ideal for both relaxation and entertaining.

Upstairs, you'll find two well-appointed bedrooms, both designed for comfort and tranquility, along with a modern family bathroom.

The property benefits from gas central heating and double glazing throughout, ensuring warmth and energy efficiency. Outside, a private rear yard offers a peaceful outdoor retreat, perfect for unwinding or entertaining guests.

This immaculate period cottage effortlessly blends historic charm with contemporary living, making it a fantastic opportunity for those seeking character, convenience, and comfort in a prime location.

### Vestibule

3'5 x 2'5 (1.04m x 0.74m)  
A uPVC double glazed door leading into the living area

### Living Room

14'2 x 14'2 (4.32m x 4.32m)  
A uPVC window with shutters to front elevation, wood effect laminate flooring, an electric stove with tiled hearth, centre ceiling light and wall lights, gas central heating radiator, TV, power points and access into the kitchen.



### Kitchen Diner

14'9 x 12'5 (4.50m x 3.78m)  
Terracotta tile flooring, fitted with a range of wall and base units with a contrasting wooden work top, inset Belfast sink with a mixer tap, built in double oven and 5 ring gas hob with extractor fan, plumbing for a washing machine and dishwasher, space for a fridge freezer, inset ceiling spot lights and a uPVC door leading to the rear yard.



### First Floor Landing

14'6 x 5'4 (4.42m x 1.63m)  
Leading to both bedrooms, bathroom and loft access

### Bedroom One

14'1 x 14'3 (4.29m x 4.34m)  
uPVC double glazed window with shutters, to front elevation, fitted wardrobes, gas central heating radiator and a centre ceiling light



### Bedroom Two

9'6 x 9'8 (2.90m x 2.95m)  
uPVC double glazed window to rear elevation, gas central heating radiator and a centre ceiling light.



### Bathroom

4'9 x 9'8 (1.45m x 2.95m)  
uPVC opaque window to rear elevation, partially tiled, fitted with a modern three piece suite, comprising of low level WC, wash hand basin with pedestal and panel enclosed bath with mixer tap, and electric shower above,



### Attic Room

14'6 x 14'9 (4.42m x 4.50m)

### Rear Yard

