

Whalley Road, Ramsbottom, BL0 0DG Offers in excess of £190,000

*****MUST VIEW***** A SPACIOUS, WELL PRESENTED, three story, two-bedroom, stone built, mid terrace situated in a sought-after location just off Whalley Road in Shuttleworth. Located within walking distance to Ramsbottom's Town Centre where there are several shops, restaurants, gastro pubs, many local amenities, excellent sought after schools, lovely countryside walks and parks and within close proximity to the motorway links to Bury, Manchester, Rawtenstall, Blackburn and Preston.

The property comprises; Ground floor - a vestibule, a good-size lounge with a stone feature fireplace, a fitted kitchen with a breakfast bar and original stone flags to the floor, First floor - a front double bedroom with a walk in wardrobe area and feature fireplace, another double bedroom to the rear of the property with French doors leading to a Juliet balcony and then a W.C. just off the landing, Lower ground floor - There is a four piece bathroom suite and access to the rear cobbled garden area for all the houses.

The property has street parking to the front and the property benefits from having gas central heating and PVC double glazing throughout.

An early viewing is recommended to appreciate what the property has to offer as it is a lovely home for first time buyers, a small family, or single occupants.

Lounge

15'1" x 14'1" (4.60 x 4.30)

Kitchen

15'1" x 10'5" (4.60 x 3.20)

Bedroom 1

15'1" x 13'9" (4.60 x 4.20)

Bedroom 2

11'9" x 10'5" (3.60 x 3.20)

Bathroom

9'6" x 9'6" (2.90 x 2.90)

Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Leasehold

To be confirmed by the Vendor's Solicitors

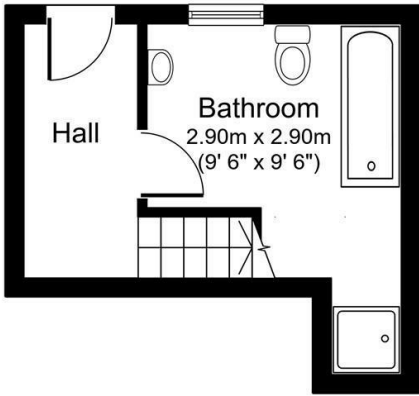
Possession:

Vacant possession upon completion

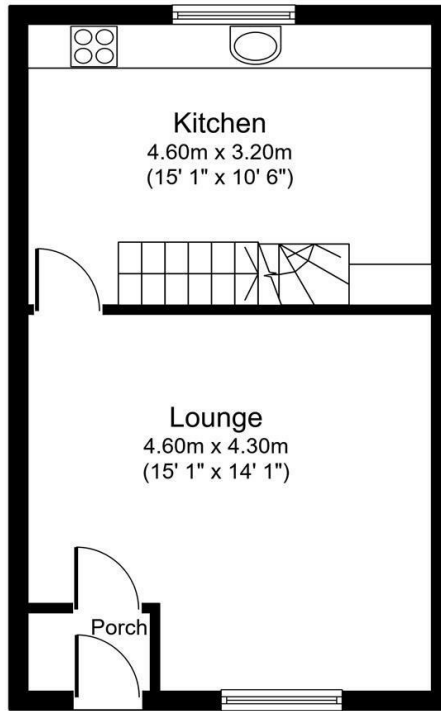
Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

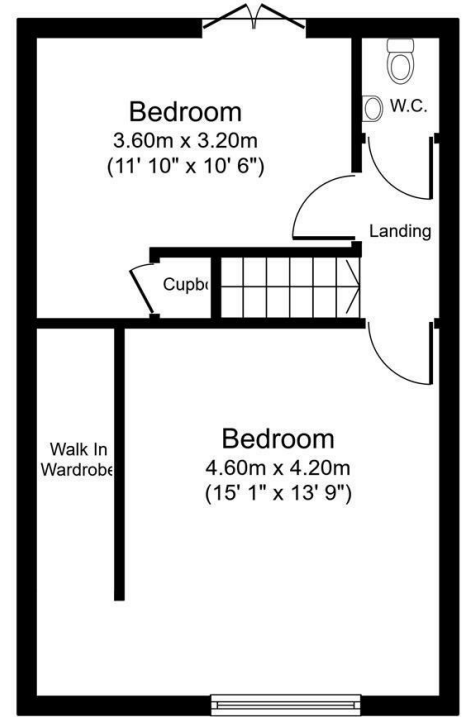
Total floor area 82.8 sq.m. (892 sq.ft.) approx



Basement Floor



Ground Floor



First Floor

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