



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		63	78
(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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Fern Street, Ramsbottom, BL0 0BB

Offers Over £190,000

A DECEPTIVELY SPACIOUS PROPERTY IN RAMSBOTTOM

Situated back from the road sits this deceptively spacious two bedroom home in Ramsbottom. The property is in walking distance to the town centre where there are shops and eateries. With spacious interiors, a good sized rear garden with a new summer house this property is ideally suited to a couple, first time buyer or small family looking to find a home to put their own personal stamp on.

The property comprises briefly, to the ground floor: entrance to the hallway which has stairs leading to the first floor and doors, two reception rooms and to the kitchen. The kitchen is fitted with wall and base units and has doors leading to first reception room. To the first floor is a spacious landing with doors leading to two bedrooms, a three piece bathroom suite and a door leading to the second floor. To the second floor there is a spacious attic room. Externally to the rear of the property there is an enclosed garden with an artificial lawn, paved patio and a new summer house. To the front of the property there is an enclosed garden with artificial lawn.

For further information, or to arrange a viewing, please contact our Bury team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

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Offers Over £190,000

 2  1  1  D

- Freehold Property
- Spacious Summerhouse
- Nearby Nature Walks
- Council Tax Band A
- Fitted Kitchen
- On Road Parking
- EPC Rated D
- Converted Attic Room

Ground Floor

Kitchen / Dining Room

15'10 x 10'10 (4.83m x 3.30m)

Four UPVC double glazed windows, central heating radiator, cream wall and base units, laminate worktops, stainless steel sink with drainer and mixer tap, oven with four ring gas hob, extractor hood, space for fridge/freezer, plumbing for washing machine, boiler, spotlights, part wood floor, part laminate floor, stairs to the first floor, door to living room.

Living Room

15'09 x 10'10 (4.80m x 3.30m)

UPVC double glazed window, central heating radiator, log burner, wooden mantle, television point, wood effect floor, door to conservatory.

Conservatory

13'01 x 9'02 (3.99m x 2.79m)

UPVC double glazed window, wood effect floor, television point, UPVC double glazed door to rear.

First Floor

Landing

16'06 x 8'01 (5.03m x 2.46m)

UPVC double glazed window, central heating radiator, doors to two bedrooms, stairs to the second floor.

Bedroom One

12'05 x 11'10 (3.78m x 3.61m)

UPVC double glazed window, central heating radiator, wood effect floor, television point, storage cupboard.

Bedroom Two

10'09 x 7'01 (3.28m x 2.16m)

UPVC double glazed window, central heating radiator, television point.

Bathroom

8'03 x 5'08 (2.51m x 1.73m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, bath with mixer tap, overhead main feed shower, part tiled elevations, laminate floor, spotlights.

Second Floor

Attic Room

20'10 x 7'08 (6.35m x 2.34m)

Velux window, access to eaves, television point, spotlights.

Externally

Enclosed garden, artificial lawn, paved patio, summerhouse.

Summer House

14'01 x 10'10 (4.29m x 3.30m)

Electric, lighting, television point, entrance via wood double glazed french door, two wood double glazed windows.

