



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		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Nuttall Lane, Ramsbottom, BL0 9LE

£290,000

THE PERFECT SEMI-DETACHED FAMILY HOME

Nestled in the charming Nuttall Lane of Ramsbottom, Bury, this semi-detached house is a gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and a three piece bathroom, this property offers ample space for a growing family to thrive. The open plan dining kitchen is the ideal space for hosting family gatherings and entertaining guests. Additionally, the two reception rooms provide versatile solutions for various living arrangements. The study adds extra space and can easily be transformed into an extra bedroom, catering to your evolving needs.

One of the highlights of this property is the great-sized rear garden, offering a tranquil retreat for relaxation or outdoor activities. With off road parking for numerous vehicles to the front, convenience is at your doorstep.

Situated in a convenient location for commuters, this home provides easy access to transportation links, making your daily travels a breeze. Whether you're looking for a peaceful sanctuary to raise a family or a comfortable space to call your own, this property ticks all the boxes.

Don't miss out on the opportunity to make this house your home sweet home in the heart of Ramsbottom.

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Nuttall Lane, Ramsbottom, BL0 9LE

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- Immaculate Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking for Multiple Vehicles
- EPC Rating E
- Three Bedrooms
- Perfect Family Home
- Tenure Leasehold
- Three Piece Bathroom
- Beautifully Presented Rear Garden
- Council Tax Band C

Ground Floor

Entrance Porch

7'2 x 3 (2.18m x 0.91m)

UPVC double glazed frosted front door, hardwood single glazed windows, tiled flooring and UPVC double glazed frosted door to hall.

Hall

3'7 x 2'6 (1.09m x 0.76m)

Stairs to first floor and door to reception room one.

Reception Room One

16'8 x 12'5 (5.08m x 3.78m)

Hardwood double glazed bay window, central heating radiator, coving to ceiling, living flame gas fire with tiled surround and wooden mantel, television point and open access to reception room two.

Reception Room Two

7'11 x 7'10 (2.41m x 2.39m)

Central heating radiator, coving to ceiling, doors to bedroom/study and kitchen/dining area.

Bedroom Four/Study

7'10 x 7 (2.39m x 2.13m)

UPVC double glazed window, central heating radiator and understairs storage.

Kitchen/Dining Area

14'8 x 10'1 (4.47m x 3.07m)

UPVC double glazed window, central heating radiator, mix of panel wall and base units, laminate worktops, range cooker with five ring gas hob and extractor hood, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated fridge freezer, plumbing for washing machine, tiled flooring and UPVC double glazed sliding door to rear.

First Floor

Landing

UPVC double glazed window, doors leading to three bedrooms and bathroom.

Bedroom One

13'11 x 9'3 (4.24m x 2.82m)

UPVC double glazed window and central heating radiator.

Bedroom Two

9'4 x 7'11 (2.84m x 2.41m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'7 x 6'2 (2.31m x 1.88m)

UPVC double glazed window and central heating radiator.

Bathroom

7'10 x 5'6 (2.39m x 1.68m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead electric feed shower, extractor fan, part tiled elevations and tiled flooring.

Exterior

Rear

Enclosed garden with laid to lawn, composite decking, paving, bedding areas and timber shed.

Front

Off road parking and EV charging point.

