



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			85
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

## Coulthurst Street, Ramsbottom, BL0 9ET

### Offers Over £280,000

MODERN PROPERTY WITH OLD WORLD CHARM AND STUNNING VIEWS

As you step into this delightful property, you are greeted by a spacious and bright interior that has been beautifully decorated with a modern touch. The house boasts one reception room, perfect for entertaining guests or simply relaxing with your loved ones.

With two cosy bedrooms, there is ample space for a small family or for those who enjoy having a guest room or a home office. The bathroom is well-appointed and provides all the necessary amenities for your comfort.

One of the highlights of this property is the stunning views it offers over the valley, allowing you to wake up to the beauty of nature every day. Additionally, being next to a nature park, you can enjoy leisurely walks or picnics in the serene surroundings.

Situated in a semi-rural location, this house provides the perfect blend of peaceful countryside living with the convenience of being close to local amenities. Whether you are looking for a tranquil retreat or a place to call home, this property offers the best of both worlds.

Don't miss out on the opportunity to make this lovely house your own and enjoy the idyllic lifestyle it has to offer. Contact our Bury office today to arrange a viewing and start envisioning your future in this wonderful home.

# Coulthurst Street, Ramsbottom, BL0 9ET

## Offers Over £280,000



- Stunning Stone Property
- Modern Fitted Kitchen
- On Street Parking
- EPC Rating: C
- Two Bedrooms And Attic Room
- Three Piece Bathroom
- Freehold
- Spacious Reception Room
- Enclosed Garden with Extensive Views
- Council Tax Band: A

### Ground Floor

#### Vestibule

3'7 x 3'6 (1.09m x 1.07m)

UPVC double glazed entrance door and door to reception room.

#### Reception Room

15'10 x 14'6 (4.83m x 4.42m)

UPVC double glazed window, upright central heating radiator, exposed beams, log burner, TV point, laminate floor and open access to kitchen.

#### Kitchen

14'6 x 11'8 (4.42m x 3.56m)

UPVC double glazed window, upright central heating radiator, mix of wall and base units, wood effect worktops, integrated double oven, five burner gas hob, extractor hood, tiled splash back, composite sink with spring mixer tap, plumbing for dishwasher, plumbing for washing machine, space for fridge freezer, stairs to first floor, tiled flooring and UPVC double glazed leaded door to rear.

### First Floor

#### Landing

11'6 x 5'10 (3.51m x 1.78m)

Stairs to second floor, doors to two bedrooms and bathroom and laminate flooring.

#### Bedroom One

14'6 x 14'5 (4.42m x 4.39m)

UPVC double glazed window, upright central heating radiator, feature fireplace and laminate flooring.

#### Bedroom Two

9'3 x 5'6 (2.82m x 1.68m)

UPVC double glazed window, central heating radiator and laminate flooring.

#### Bathroom

11'6 x 5'2 (3.51m x 1.57m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed shower over and rinse head, part tiled elevation and tiled flooring.

### Second Floor

#### Attic Room

14'9 x 13'6 (4.50m x 4.11m)

UPVC double glazed window and central heating radiator.

