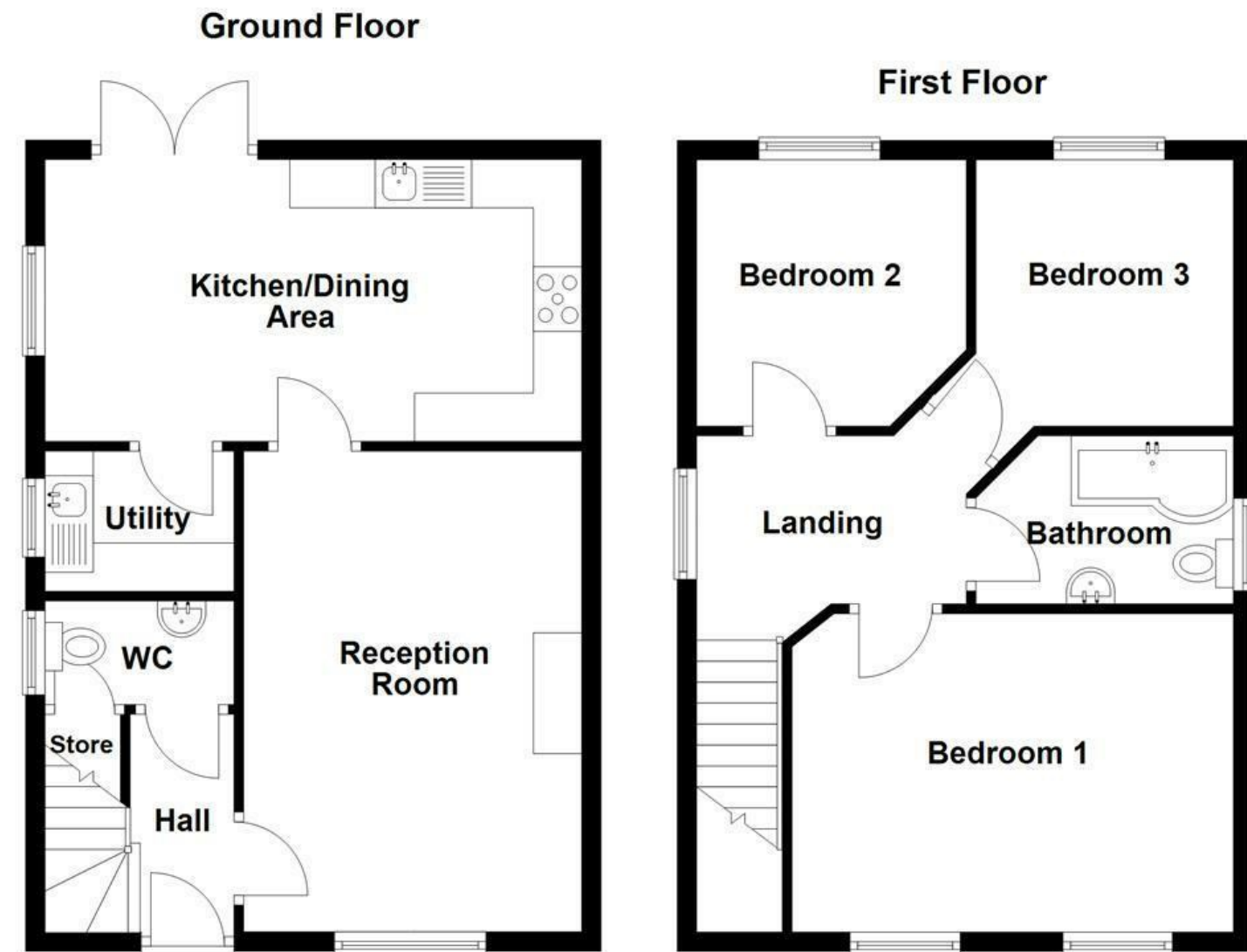




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Stubbins Lane, Ramsbottom, BL0 0PR

Offers Over £325,000

MODERN DETACHED FAMILY HOME

Situated on the charming Stubbins Lane in Ramsbottom, this immaculate modern detached home boasts an impressive kerb appeal that is sure to captivate. The property features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The three-piece bathroom suite is tastefully designed, offering both comfort and style.

At the heart of the home lies a contemporary fitted dining kitchen, perfect for culinary enthusiasts and family gatherings alike. The spacious reception room is ideal for relaxation and entertaining, creating a warm and inviting atmosphere.

One of the standout features of this property is the extensive rear garden, which offers a private outdoor sanctuary for gardening, play, or simply enjoying the fresh air.

This delightful home is perfect for those seeking a blend of modern living and a tranquil setting. With its thoughtful design and desirable location, it presents an excellent opportunity for both families and professionals alike. Do not miss the chance to make this stunning property your own.

Stubbins Lane, Ramsbottom, BL0 0PR
Offers Over £325,000

3 1 1 B

- Immaculate Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking
- EPC Rating B
- Three Bedrooms
- Neutral Decoration Throughout
- Tenure Freehold
- Three Piece Bathroom Suite
- Spacious Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall
7'5 x 6'5 (2.26m x 1.96m)

WC
6'5 x 3'6 (1.96m x 1.07m)

Reception Room
16'4 x 11'6 (4.98m x 3.51m)

Kitchen/Dining Area
18'5 x 9'7 (5.61m x 2.92m)

Utility
6'5 x 4'9 (1.96m x 1.45m)

First Floor

Landing
9'3 x 4'1 (2.82m x 1.24m)

Bedroom One
15'0 x 10'10 (4.57m x 3.30m)

Bedroom Two
10'9 x 9'1 (3.28m x 2.77m)

Bedroom Three
9'0 x 9'0 (2.74m x 2.74m)

Bathroom
8'9 x 5'9 (2.67m x 1.75m)

External

Rear
Enclosed tiered garden with laid to lawn, paving and stone chippings.

Front
Paved forecourt and off road parking.



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