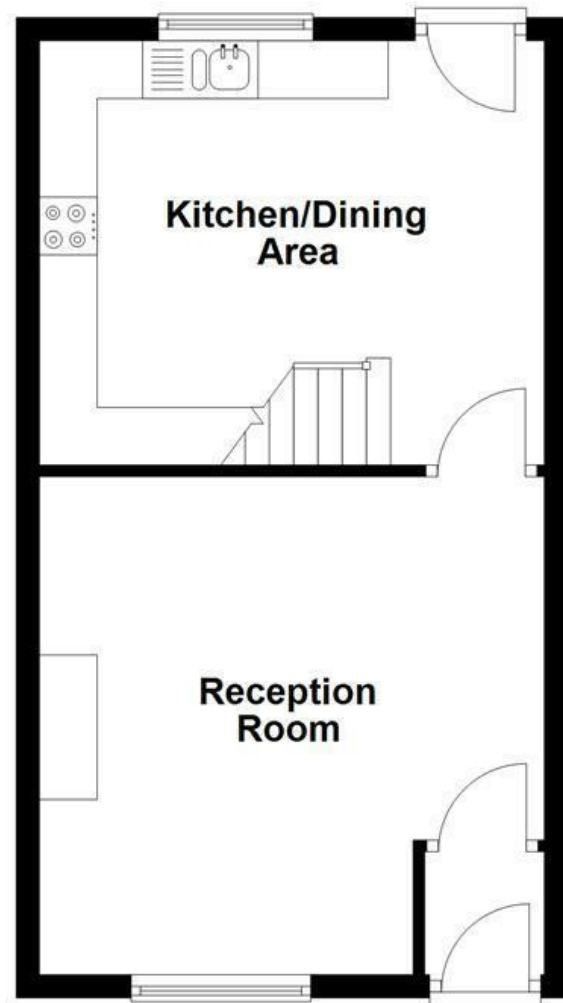
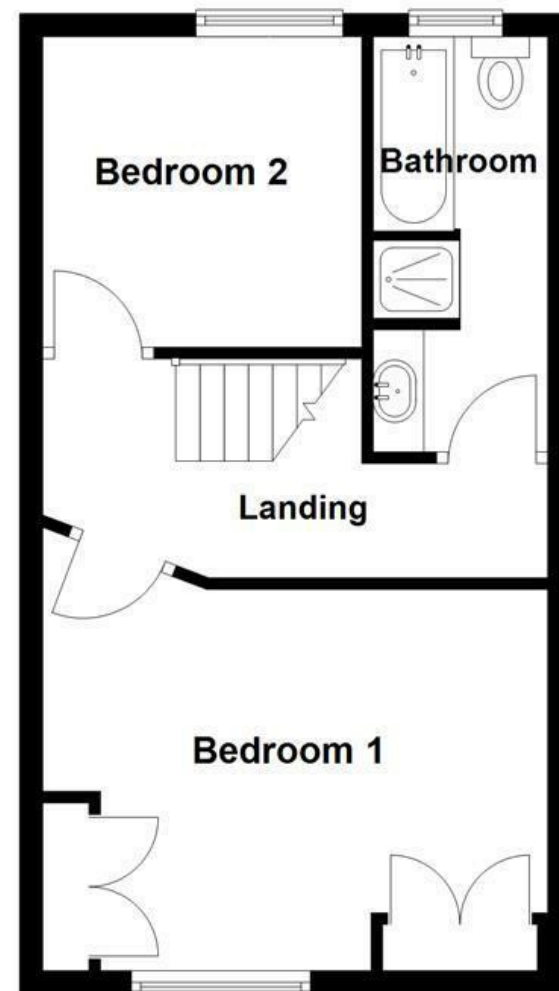


Ground Floor



First Floor



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		
(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.

Dale Street, Ramsbottom, BL0 0NF

£189,950

AN ENVIABLE TWO BEDROOM MID TERRACE HOME

Located in the heart of Ramsbottom, on the picturesque Dale Street, this delightful house offers a perfect blend of modern living and traditional comfort. With two generously sized bedrooms, this property is ideal for small families, couples, or individuals seeking a tranquil retreat.

As you step inside, you are greeted by a spacious and cosy lounge, complete with a charming log burner that creates a warm and inviting atmosphere, perfect for relaxing evenings. The stunning kitchen is a true highlight, featuring all fitted appliances that make cooking a pleasure. It is designed to be both functional and stylish, catering to all your culinary needs.

The modern bathroom adds to the appeal of this home, providing a sleek and comfortable space for your daily routines. Outside, the rear yard offers a private area for outdoor enjoyment, whether it be for gardening, entertaining, or simply soaking up the sun.

This property is situated in a great location, placing you right in the heart of Ramsbottom, where you can enjoy local shops, cafes, and the vibrant community atmosphere. With its combination of modern amenities and a welcoming environment, this house is a wonderful opportunity for anyone looking to settle in this lovely area. Don't miss the chance to make this charming property your new home.

Dale Street, Ramsbottom, BL0 0NF
£189,950



- Immaculate Mid Terrace Property
 - Modern Fitted Dining Kitchen
 - On Street Parking
 - EPC Rating TBC
- Two Bedrooms
 - Bursting with Charm
 - Tenure Leasehold
- Four Piece Bathroom Suite
 - Low Maintenance Rear Yard
 - Council Tax Band A

Ground Floor

Entrance Vestibule

3'6 x 3'5 (1.07m x 1.04m)
Composite double glazed front door, wood effect laminate flooring and door to reception room.

Reception Room

14'4 x 14'2 (4.37m x 4.32m)
UPVC double glazed window, central heating radiator, exposed beams, integrated alcove shelving, log burner with exposed brick surround and stone hearth, television point, wood effect laminate flooring and door to kitchen/dining area.

Kitchen/Dining Area

13'10 x 12'1 (4.22m x 3.68m)
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect work surfaces, tiled splashback, integrated high rise oven and microwave, four ring gas hob and extractor hood, stainless steel one and a half bowl sink and drainer with mixer tap, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, integrated boiler, understairs storage, wood effect laminate flooring, hardwood stable door to rear and stairs to first floor.

First Floor

Landing

14'0 x 7'2 (4.27m x 2.18m)
Central heating radiator, spotlights, smoke detector, loft access, doors leading to two bedrooms and bathroom.

Bedroom One

12'9 x 10'10 (3.89m x 3.30m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

8'10 x 8'6 (2.69m x 2.59m)
UPVC double glazed window, central heating radiator and coving.

Bathroom

11'9 x 4'11 (3.58m x 1.50m)
UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, direct feed shower enclosed, panel bath with mixer tap, LED illuminated mirror, tiled elevations, spotlights, extractor fan and tiled flooring.

External

Rear

Enclosed paved yard with gate to shared access.

