



The
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Gincroft Lane, Ramsbottom, BL0 0JW
Auction Guide £200,000

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Ground Floor

Porch

6'6 x 5'5 (1.98m x 1.65m)

UPVC double glazed entrance door, UPVC double glazed window, tiled floor and hardwood single glazed frosted door to reception room one.

Reception Room One

18'6 x 17'2 (5.64m x 5.23m)

UPVC double glazed box window, central heating radiator, coving, smoke alarm, gas fire, stone hearth and surround, under stairs storage and single glazed door to reception room two.

Reception Room Two

18'6 x 12'11 (5.64m x 3.94m)

Two UPVC double glazed windows, central heating radiator, coving, fitted storage and doors to kitchen and utility room.

Kitchen

12' x 8'6 (3.66m x 2.59m)

Two UPVC double glazed windows, central heating radiator, spotlights, cream wall and base units, granite effect worktops, tiled splash back, one and half bowl ceramic sink with draining board and mixer tap, integrated electric oven, four ring electric hob, extractor hood, plumbing for dishwasher, space for fridge freezer and tile effect vinyl flooring.

Utility Room

8'9 x 4'3 (2.67m x 1.30m)

Stainless steel sink with draining board and traditional taps, Vaillant boiler, tile effect lino flooring, door to WC and UPVC double glazed door to rear.

WC

4'10 x 4'3 (1.47m x 1.30m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin with traditional taps and tile effect lino flooring.

First Floor

Landing

8'2 x 6'5 (2.49m x 1.96m)

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

Bedroom One

12'11 x 11'7 (3.94m x 3.53m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

11'8 x 11'1 (3.56m x 3.38m)

UPVC double glazed window and central heating radiator.

Bathroom

7'11 x 6'5 (2.41m x 1.96m)

UPVC double glazed frosted window, central heating radiator, loft access, dual flush WC, vanity top wash basin with mixer taps, panel bath with traditional tap and direct feed shower over, direct feed shower in corner enclosure and tiled elevation.

External

Front

Laid to lawn garden, paving, mature shrubs and detached garage.

Rear

Laid to lawn garden, paving, bedding areas and mature shrubs.

Summary

AN IMPRESSIVE SEMI DETACHED FAMILY HOME

Nestled in the charming village of Edenfield, Gin Croft Lane presents an impressive extended semi-detached house that is sure to capture the hearts of potential buyers. This delightful property boasts three well-proportioned bedrooms and a modern bathroom, making it an ideal family home.

As you step inside, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. The fantastic kitchen, complemented by a utility extension, provides

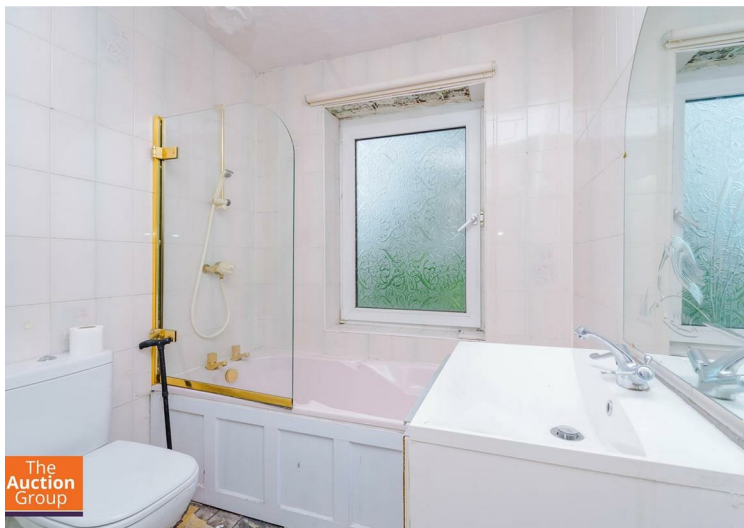
a practical and stylish area for culinary pursuits. The property is a blank canvas, bursting with potential for you to personalise and make your own.

One of the standout features of this home is the breath-taking, uninterrupted views overlooking the cricket field and the picturesque countryside. These views create a serene backdrop, enhancing the overall appeal of the property.

Outside, the property benefits from off-road parking, a detached garage, and fantastic garden space to both the front and rear. This outdoor space is perfect for enjoying the fresh air or hosting gatherings with family and friends.

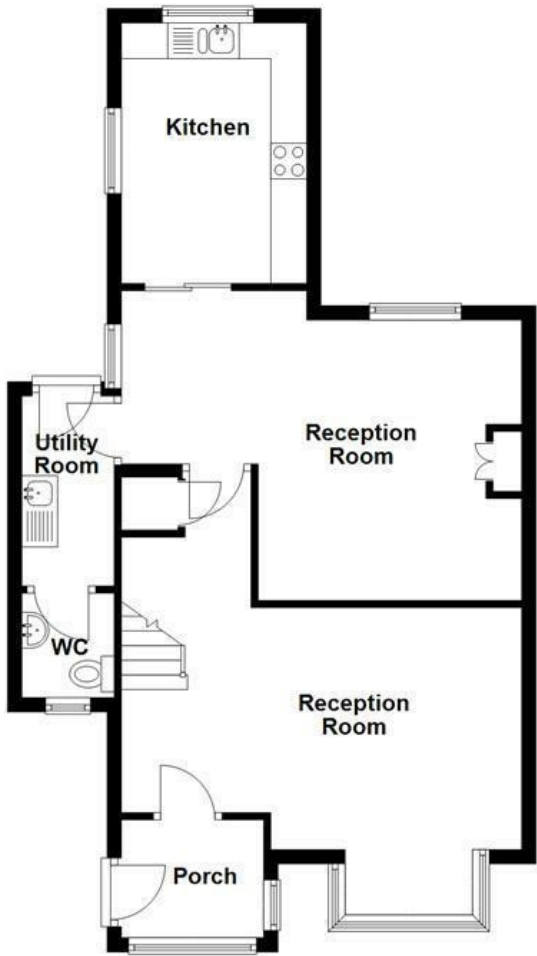
In summary, this remarkable property on Gin Croft Lane is not to be missed. With its prime location, spacious living areas, and stunning views, it offers a wonderful opportunity for anyone looking to settle in the heart of Edenfield.

For further information or to arrange a viewing please contact our Auction Group at your earliest convenience.

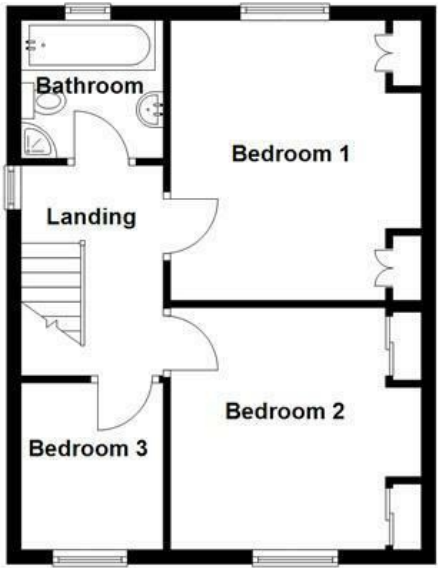




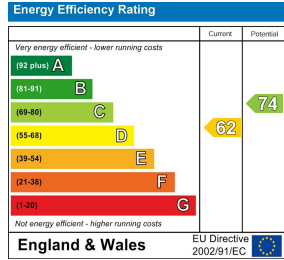
Ground Floor
Approx. 670.0 sq. feet



First Floor
Approx. 446.8 sq. feet



Total area: approx. 1116.7 sq. feet



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 firms employment has the authority to make or give any representation or warranty in respect of the property.