



Independent Estate Agents
Cardwells Est. 1982

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TANNERS STREET, RAMSBOTTOM. BL0 9ES



- Two Bedroomed Cottage
- Modern Fitted Kitchen
- Communal Courtyard to Rear
- Superb Views to Front
- Beautifully Presented
- Rural Location
- Close to Town Centre
- Early Viewing is Advised



£230,000

BOLTON

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BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.



Cardwells estate agents are delighted to bring to market this stunning two bedroom stone built cottage. Situated in a sought after residential area, boasting superb views to the front aspect, this lovely property comprises; entrance vestibule, lounge, modern fitted kitchen, two bedrooms and a bathroom. Externally this property is garden fronted with a rear communal courtyard. Internal viewing is highly advised to fully appreciate what this property has to offer. Located close to local amenities, Ramsbottom Town Centre and just a short walk to Holcombe Hill this really is an ideally situated first time buy! Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule Door to lounge.

Lounge 14' 0" x 13' 4" (4.26m x 4.06m) Double glazed hardwood window to front aspect. Radiator. Ceiling light point. Two wall lights. Feature gas fire and surround.

Kitchen 14' 2" x 6' 5" (4.31m x 1.95m) A range of modern wall and base units with stainless steel bowl sink and drainer. Gas hob, electric oven and extractor hood. Integrated fridge, freezer and dishwasher. Plumbed for washing machine. Double glazed hardwood window to rear aspect. Hardwood door to rear aspect. Radiator, ceiling light point. Under stairs storage cupboard. Tiled flooring.

First Floor Landing

Bathroom 6' 4" x 5' 6" (1.93m x 1.68m) Panelled bath with shower overhead. Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point. Hardwood double glazed window to rear aspect. Over stairs storage cupboard.

Bedroom 1 13' 4" x 10' 8" (4.06m x 3.25m) Hardwood double glazed window to front aspect. Radiator. Original cast iron fireplace. Ceiling light point.

Bedroom 2 8' 1" x 6' 4" (2.46m x 1.93m) Hardwood double glazed window to rear aspect. Radiator. Ceiling light point.

Externally Garden fronted with an enclosed rear paved patio area and cobbled communal courtyard.

Price £230,000

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,878 (at the time of writing).

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for

details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

