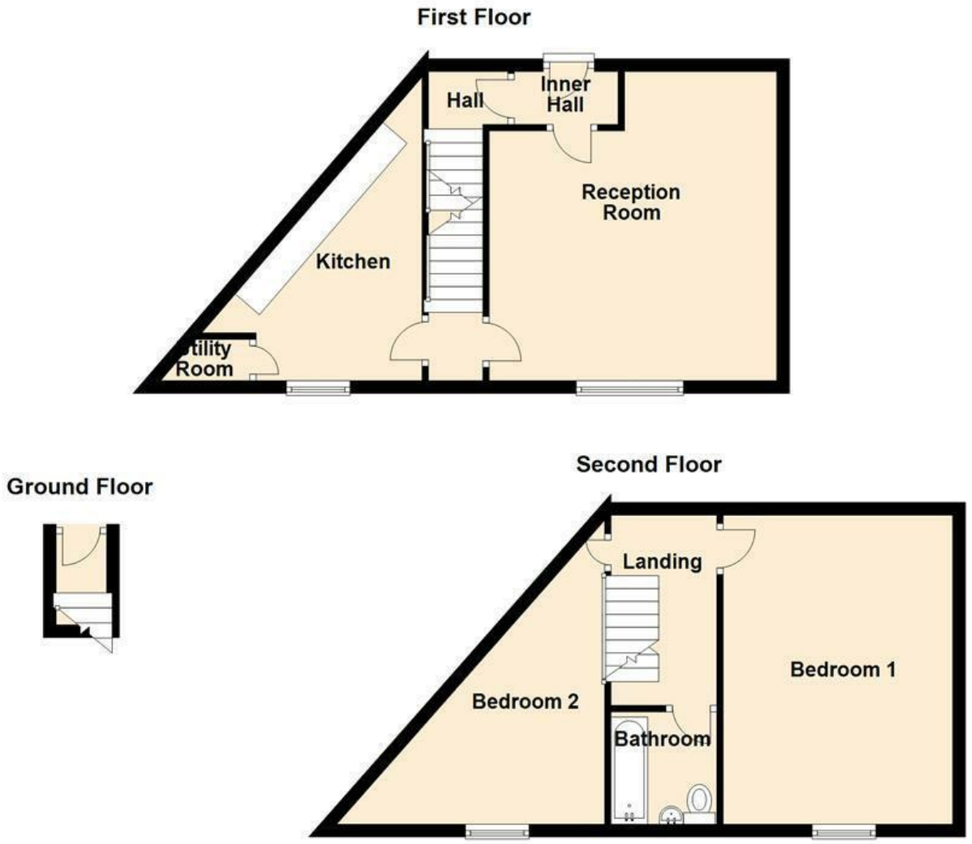
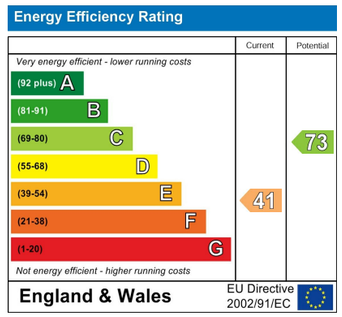
Keenans



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.



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.

2 The Rock, Bury, BL9 0AD
Tel: 01617510340 | Email: bury@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk









Heatherside Road, Ramsbottom, BLO 9BX

£190,000

AN IMPRESSIVE TWO DOUBLE BEDROOM TERRACE PROPERTY

Having been presented beautifully throughout with spacious rooms, neutral decoration and two double bedrooms, this enviable two bedroom cottage property is being proudly welcomed to the market in the highly regarded location of Ramsbottom. Benefitting from modern fixtures and fittings, beautiful views and not being overlooked, this property is the perfect home for any small family or professional couple not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Manchester and Rossendale.

The property comprises briefly; a welcoming entrance hallway houses a staircase to the first floor. The first floor comprises of doors on to an inner hallway which leads through to a reception room and out to the rear. The reception room leads on to an inner hallway which guides you on to a kitchen. The first floor comprises of doors on to two double bedrooms and a three-piece bathroom suite. Externally there is an enclosed garden to the rear.

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

Heatherside Road, Ramsbottom, BLO 9BX

£190,000

2 | 1 | 1 | E

- Tenure Leasehold
- On Street parking
- Fitted Kitchen
- Easy Access To Major Network Links
- Council Tax Band B
- Two Double Bedroom Cottage
- Ideal For Small Family
- EPC Rating E
- Three Piece Bathroom Suite
- Beautiful Views Not Being Overlooked

Ground Floor

Entrance
Via a hard wood door to stairs to first floor.

First Floor

Hall
5'6 x 4'1 (1.68m x 1.24m)
Door to inner hall.

Inner Hall
5'4 x 2'9 (1.63m x 0.84m)
Wood panel elevation, hard wood single glazed door to reception room and hard wood door to rear.

Reception Room
15'11 x 14'10 (4.85m x 4.52m)
Hard wood single glazed sash window, central heating radiator, gas fire, two feature wall lights, television point and hard wood door to inner hall.

Inner Hall
3'4 x 3' (1.02m x 0.91m)
Central heating radiator, hard wood door to kitchen and stairs to first floor.

Kitchen
13'2 x 10'1 (4.01m x 3.07m)
Hard wood single glazed sash window, central heating radiator, range of white wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, space for fridge freezer, lino floor and door to utility room.

Utility Room
6'8 x 5'7 (2.03m x 1.70m)
Plumbed for washing machine and dryer.

Second Floor

Landing
9'9 x 8'9 (2.97m x 2.67m)
Central heating radiator, loft hatch, doors to two bedrooms and bathroom.

Bedroom One
16'1 x 11'10 (4.90m x 3.61m)
Hard wood single glazed sash window, central heating radiator and loft access.

Bedroom Two
13'5 x 14'10 (4.09m x 4.52m)
Hard wood single glazed sash window, central heating radiator and fitted wardrobe.

Bathroom
6'7 x 5'9 (2.01m x 1.75m)
Hard wood single glazed frosted window, central heating radiator, three piece suite, panel bath with electric feed shower, pedestal wash basin, dual flush WC, tiled elevation, integrated linen cupboard and lino floor.

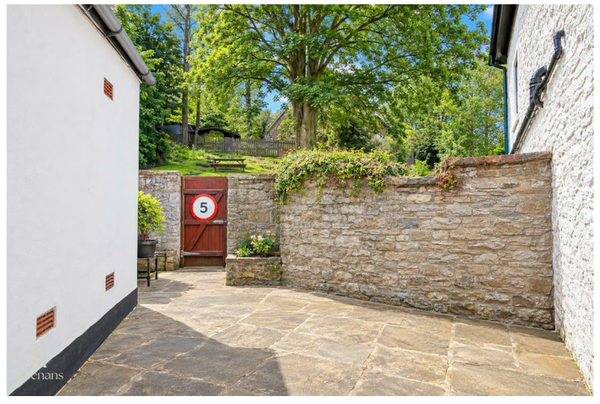
External

Rear
Enclosed garden.







Tel: 01617510340

www.keenans-estateagents.co.uk