Claves.

Albert Street

Bury, BL0 9EA

Offers over £400,000

4 1 2 D

Welcome to Sunny Bank, a handsome four bedroom, end terraced, three storey property which is deceptively spacious and tucked away within the desirable community of Ramsbottom. It is a highly convenient location just a short walk from the bustling centre with everything you need right on your doorstep! A quick overview of the property includes four generous double bedrooms, two equally generous reception rooms, kitchen with utility and pantry area, and family bathroom, and externally the property includes a back yard with external boiler/storage outhouse, and to the front there is a parcel of land including a private drive, outdoor seating area, and detached garage.

First Impressions

This stone fronted Victorian home is perfect if you want a character property without comprising on practicality. With high ceilings and uber spacious rooms there's a great amount of space on offer, and a variety of original features give a nod to the property's history.

The Living Space

You're welcomed into the home through a traditional entrance vestibule with period tiled flooring underfoot and an etched-glass feature window overhead, quirky and unique touches which add a splash of colour, and give the first glimpse of the fun and vibrant interiors.

A traditional hallway and vintage doors connect the downstairs living spaces and add to the charm of the property. The front reception room offers itself as one of two lounge areas, with huge windows pouring in streams of natural light that create a bright and airy feel, a chimney breast with fireplace and gas fire is in keeping with the traditional layout, and an original hardwood floor continues the period style.

Back into the hallway and further to the rear, the hardwood flooring continues in another substantial reception room with traditional chimney breast, and provides a great living area, with ample space for dining too. This second reception is also fresh, bright and airy owing to the two windows, and the rear window affords scenic views toward Holcombe Hill and Peel Tower.

From this second reception room is access into the kitchen, with integrated appliances including an oven and hob with extractor, and a handy pantry and utility room. The exposed stone floor is another quirky period feature and fits perfectly with the unique interior design of the home.

The rear living spaces here also provide an opportunity for reconfiguration to create that desirable modern open plan lifestyle that so many are attracted to, where the kitchen, dining and social areas come together as one.

Bedrooms & Bathrooms

Situated across the first and second floor are four double bedrooms which are all superb sizes! The master is the largest of the four and situated to the front on the first floor, benefitting from a huge footprint and plentiful storage via the large fitted wardrobes. More fitted wardrobes are found in the second bedroom, and each of the other four bedrooms provide more than enough space for family life, with the two bedrooms on the second floor having vaulted ceilings. And all this space perhaps provides an option for a home office or hobby room if all the bedrooms are not required .

The second floor shines tons of natural light onto both landings which continues the fresh feel throughout, and it's no surprise the family bathroom is a great size too, with tiled walls and floor, and a four piece suite comprising a freestanding tub, walk-in shower with glass façade, pedestal wash basin and WC.

Owing to the amazing amount of space within this property and its bedrooms, there is certainly scope to install an en-suite to the master if desired, in addition to a downstairs WC as well.

The Outside Space

In addition to the back yard area which looks over toward Holcombe Hill, the property has a sizeable parcel of land at the front which provides plenty of outside space, with enough to accommodate a private drive, outdoor seating/garden area, and a detached garage.

Ramsbottom & Beyond

If you're looking for a quiet place to live while being just a hop skip and jump from an excellent selection of amenities, this property might be for you...

The property is situated at the end of a quiet residential street, but only a short walk away and you're in the bustling centre of Ramsbottom – full of independent shops, cafes, restaurants, and bars, you are spoilt for choice! As well as the quirky independents of Ramsbottom, larger chains such as Morrisons, Tesco and Aldi satisfy all your shopping needs. And you have easy railway access into Manchester and beyond from Ramsbottom station too. For the commuters by road, the M66 is nearby and provides access to the major motorway networks up and down the country. Further afield is Bury, which offers an even wider selection of amenities.

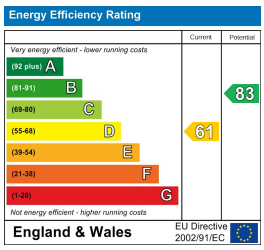
Services & Specifics

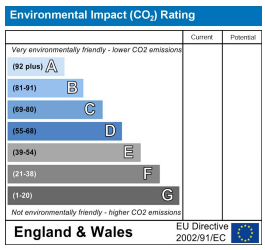
The property is leasehold with a ground rent of approx. £2 per annum.
The lease length is 999 years from 1908.
The tax band is C.
There is gas central heating with an Ideal combi boiler located in the external boiler room, which we are advised was installed approximately 3 years ago and has been serviced annually since installation.

Area Map

Floor Plans

Energy Efficiency Graph





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.

Claves.
Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk