



Geoffrey Street, Ramsbottom,

Price £240,000



Reeds Rains

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Reeds Rains are privileged to bring to the market this deceptively spacious and extended / fully renovated / 2 bedroom end stone terrace. Conveniently situated on Geoffrey Street just off the Ramsbottom high street, this delightful ready to move into property briefly comprises of: Entrance vestibule, spacious family lounge, towards the rear of the property there is a superb luxury family dining kitchen. To the first floor there is a very spacious double bedroom and a large luxury family bathroom. To the second floor there is a very spacious attic conversion second double bedroom with building regulations. The property benefits from full UPVC double glazing and is warmed by Gas central heating. Externally to the front of the property there is a forecourt garden and to the rear a private block paved yard with stone built out building. Reeds Rains urge interested parties to arrange a viewing as soon as possible on this ready to move into beautiful home. EPC GRADE D.

GROUND FLOOR

LOUNGE

4.29m x 4.42m (max into recess) (14'1" x 14'6" (max into recess))

FAMILY DINING KITCHEN

4.32m x 3.68m (max into bay window) (14'2" x 12'1" (max into bay window))

A superb open plan luxury fully fitted family dining kitchen, with an ample range of white high gloss wall and base cabinets with contrasting black granite work surfaces and ceramic splash back tiling. Quality integrated appliances include: Neff stainless steel steam oven with matching Neff fan assisted oven, 5 burner Neff gas hob with overhead extractor canopy, integrated Neff fridge freezer, inset stainless steel hand wash

basin with matching mixer tap, wall mounted and housed combination central heating boiler. Ceiling down spot lighting, original stone flag flooring, ample power points, ample light from the UPVC double glazed french door leading out to the private rear yard and central heating radiator.

FIRST FLOOR

LANDING

3.28m x 1.65m (max including staircase) (10'9" x 5'5" (max including staircase))

MASTER BEDROOM

4.32m (max into recess) x 4.17m (14'2" (max into recess) x 13'8")

FAMILY SHOWER ROOM

3.20m x 2.57m (10'6" x 8'5")

A superb large luxury shower room with a three piece suite comprising of: large walk in shower enclosure with integrated chrome shower and extractor, low level WC with button flush, designer hand wash basin with chrome mixer taps, very tasteful ceramic wall and floor tiling, designer white heated towel rail, original cast iron fire place, UPVC double glazed window to rear, ceiling down spot lighting.

SECOND FLOOR

BEDROOM TWO

5.23m (height reducing) x 3.78m (reducing to 9 feet and 6) (17'2" (height reducing) x 12'5" (reducing to 9 feet and 6))

EXTERNAL

Externally to the front of the property there is a forecourt garden and to the rear a private block paved yard with stone built out building.

FLOORPLAN



For full EPC please contact the branch

