



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Bolton Street, Ramsbottom, BL0 9HY

£375,000

AN ENVIABLE STYLISH FAMILY HOME

Having undergone a full transformation and flowing internally with character and charm, this exceptional three bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Ramsbottom. With accommodation set over four floors, high quality stylish interiors and modern fixtures and fittings, this outstanding property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Rossendale, Manchester and major motorway links. With three double bedrooms, two living areas and a double driveway, this property has everything needed for any family looking for a luxurious and modern home!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room provides access to a staircase to the lower ground floor. The lower ground floor benefits from an impressive open plan kitchen and dining room. The kitchen leads on to a utility room which leads on to a family bathroom. The first floor comprises of doors on to two double bedrooms, shower room and a staircase to an additional double bedroom. Externally there is an enclosed tiered garden to the rear with two terraced areas boasting Indian stone paving and access on to a double driveway.

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

Bolton Street, Ramsbottom, BL0 9HY

£375,000

 3  2  3  D

- Stunning Mid Terrace Property
- Undergone Full Transformation
- Double Driveway
- EPC Rating D
- Three Bedrooms
- Abundance of Living Space
- Tenure Leasehold
- Two Bathrooms
- Two Terraced Areas to Rear
- Council Tax Band B

Ground Floor

Entrance Hall

16'10 x 3'7 (5.13m x 1.09m)

Composite double glazed frosted front door, central heating radiator, coving, smoke detector, picture rail, tiled flooring, solid oak doors to two reception rooms and stairs to first floor.

Reception Room Two

13'11 x 11'11 (4.24m x 3.63m)

UPVC double glazed window, central heating radiator, coving, picture rail, gas fire with cast iron surround and granite effect mantel.

Reception Room One

15'10 x 14'1 (4.83m x 4.29m)

Two UPVC double glazed windows, central heating radiator, coving, picture rail, gas fire with tiled hearth and surround, television point and solid oak door to stairs to lower ground floor.

Lower Ground Floor

Hall

4'5 x 2'4 (1.35m x 0.71m)

Open to kitchen/dining area and solid oak door to dining room.

Dining Room

11'5 x 7'8 (3.48m x 2.34m)

Central heating radiator, wood panel effect; elevations, spotlights, fitted storage and wood effect laminate flooring.

Kitchen/Dining Area

15'10 x 14'1 (4.83m x 4.29m)

UPVC double glazed window, central heating radiator, range of panel wall and base units with laminate work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with high spout mixer tap, three door Range cooker with five ring induction hob, integrated fridge freezer, picture rail, cast iron multifuel burner with stone hearth and oak mantel, stone flag flooring, open to inner hall and composite double glazed frosted door to rear.

Inner Hall

9'6 x 2'4 (2.90m x 0.71m)

Understairs storage, stone flag flooring and open to utility.

Utility

7'8 x 3'11 (2.34m x 1.19m)

Plumbing for washing machine and dryer, white work surfaces, tiled splashback, spotlights, stone flag flooring and solid oak door to bathroom.

Bathroom

7'8 x 7'2 (2.34m x 2.18m)

Heated towel rail, vanity top wash basin with mixer tap, dual flush WC, freestanding bath with mixer tap and rinse head, tiled elevations and stone flag flooring.

First Floor

Landing

9'2 x 7'1 (2.79m x 2.16m)

Coving, smoke detector, solid oak doors to bedroom one, bedroom three shower room and solid oak door to stairs to second bedroom.

Bedroom One

15'10 x 14'1 (4.83m x 4.29m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

15'10 x 7'4 (4.83m x 2.24m)

UPVC double glazed window, central heating radiator, coving, picture rail and understairs storage.

Shower Room

8'2 x 6'1 (2.49m x 1.85m)

Heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall walk-in shower with rinse head, tiled elevations, extractor fan, spotlights and tiled flooring.

Second Floor

Bedroom Two

20'9 x 13'10 (6.32m x 4.22m)

Three Velux windows, central heating radiator, spotlights and eave storage.

External

Rear

Two paved terraced areas, mature shrubbery and double driveway.



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