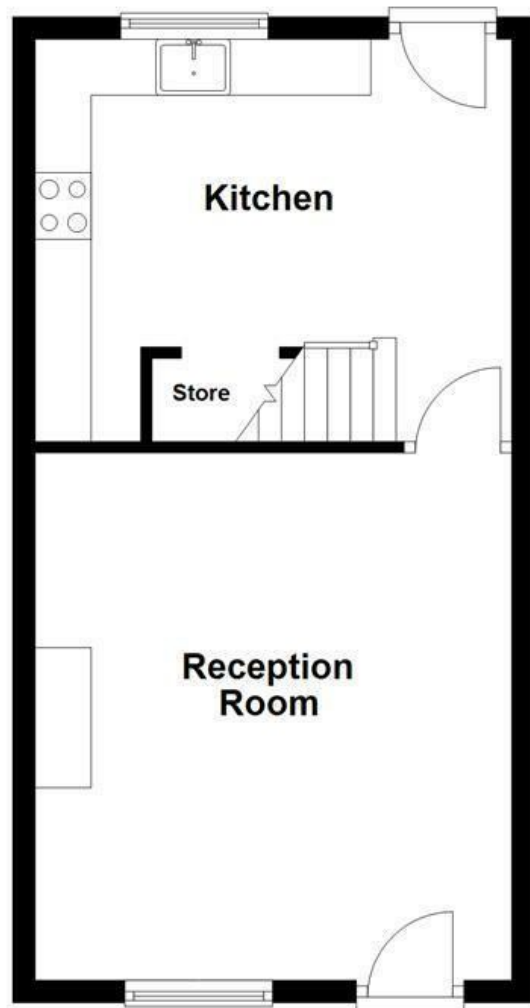
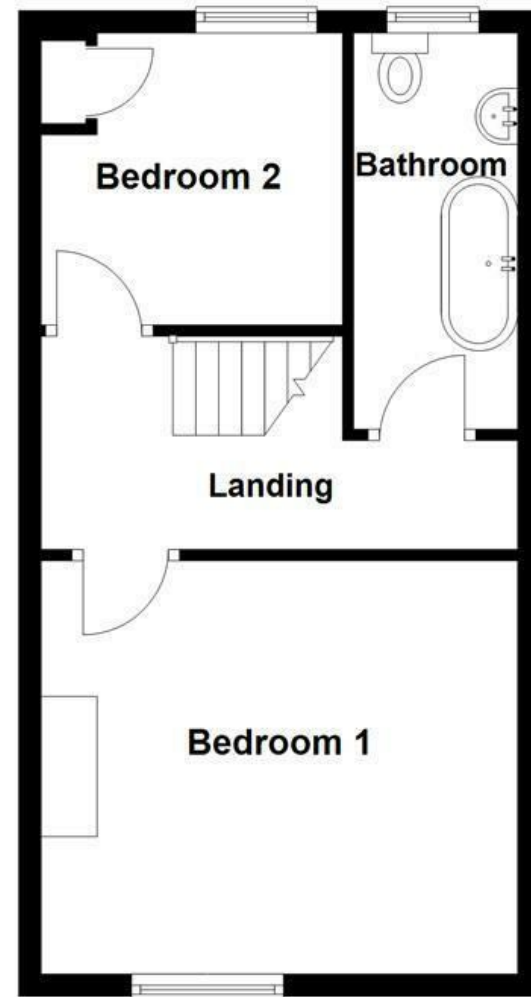


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Edith Street, Ramsbottom, BL0 0EE

Offers Over £230,000

STUNNING TWO BEDROOM MID TERRACE HOME IN A DESIRABLE LOCATION

Welcome to Edith Street in Ramsbottom, this impressive mid-terrace cottage offers a perfect blend of comfort and convenience. With two inviting bedrooms and a well-appointed bathroom, this home is ideal for small families or couples seeking a peaceful retreat.

As you enter, you are welcomed by a cosy lounge featuring a stunning log burner, perfect for those chilly evenings. The country-style kitchen is both functional and aesthetically pleasing, making it a wonderful space for culinary adventures and family gatherings. The modern family bathroom boasts a luxurious freestanding bath, providing a serene spot to unwind after a long day.

The property benefits from a south-facing front garden, allowing for ample sunlight during the summer months, creating a lovely outdoor space to enjoy. The location is particularly appealing, situated near a gorgeous community-run park, perfect for leisurely strolls or picnics. While being close to the main town, the house is also conveniently positioned near beautiful nature walks, offering a tranquil escape from the hustle and bustle.

Parking is never a concern here, despite being a terrace house, and the property enjoys easy access to motorways and a busy bus route, making commuting a breeze. Additionally, you will find two local restaurants just a stone's throw away, perfect for dining out.

Edith Street, Ramsbottom, BL0 0EE

Offers Over £230,000

 **2**  **1**  **1**  **C**

- Stunning Mid Terrace Property
- Country-Style Fitted Kitchen
- On Street Parking
- EPC Rating C
- Two Generous Sized Bedrooms
- Presented to Highest Standard Throughout
- Tenure Leasehold
- Three Piece Bathroom Suite
- Low Maintenance Externals
- Council Tax Band B

Ground Floor

Reception Room

15'5 x 14'0 (4.70m x 4.27m)

UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, smoke detector, picture rail, log burner with stone hearth and wooden mantel, exposed stone elevation, stone flag flooring and door to kitchen.

Kitchen

13'11 x 11'9 (4.24m x 3.58m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback, Belfast sink with mixer tap, space for oven, integrated extractor hood, space for fridge freezer, plumbing for washing machine, part wood panelled elevation, herringbone wood effect flooring, under stairs storage, UPVC double glazed frosted door to rear and stairs to first floor.

First Floor

Landing

14'2 x 5'7 (4.32m x 1.70m)

Central heating radiator, loft access, smoke detector, spotlights, doors leading to two bedrooms and bathroom.

Bedroom One

14'0 x 12'0 (4.27m x 3.66m)

UPVC double glazed window, central heating radiator and decorative fireplace.

Bedroom Two

9'2 x 8'8 (2.79m x 2.64m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bathroom

11'5 x 4'10 (3.48m x 1.47m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, freestanding bath with mixer tap overhead direct feed shower and rinse head, spotlights, part tiled elevations, part wood panelled elevations and tiled effect lino flooring.

External

Rear

Enclosed yard with paving and gated to shared access.

Front

Paved forecourt.



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