



24 Grant Mews, Ramsbottom, BL0 9AH
Price £260,000

MUST VIEW, A THREE BEDROOM TOWN HOUSE SITUATED IN THE SOUGHT AFTER TOWN OF RAMSBOTTOM/ AN IDEAL FAMILY HOME***

A spacious, three-bedroom family home situated within walking distance to Ramsbottom town centre where there are several local amenities and businesses. Ramsbottom is sat on the edge of the West Pennine Moors, this small town does not just boast beautiful scenery. It is a blend of contemporary and traditional and is packed with independent retailers, restaurants, pubs, cafes, Victorian architecture, Pennine landscape and industrial heritage, including the East Lancashire Railway.

The town is ideal for commuters to surrounding areas such as Bury, Rawtenstall, Radcliffe and Haslingden and for commuting to Blackburn, Preston, and Manchester.

Internally the property comprises; ground floor - entrance/porch, lounge with fireplace, fitted kitchen and dining room, first floor - a three-piece bathroom suite, three bedrooms with built in furniture to the main bedroom as well as a shower unit and an Ensuite to the main bedroom.

Externally the property has a lawned area to the front of the house with block paving leading up to the front door. To the rear there is off road parking to the block paving for two cars and further space for parking in front of the long garden. The property benefits from gas central heating and pvc doubling glazing.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment.



Lounge
14'9" x 15'5" (4.50 x 4.70)

Kitchen / Dining Room
14'9" x 10'5" (4.50 x 3.20)

Bedroom
8'6" x 8'2" (2.60 x 2.50)

Bedroom
5'10" x 10'5" (1.80 x 3.20)

Bathroom
5'6" x 6'10" (1.70 x 2.10)

Bedroom
11'1" x 12'5" (3.40 x 3.80)

Ensuite
3'3" x 7'6" (1.00 x 2.30)

Disclaimer
These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure

To be confirmed by the Vendor's Solicitors

Possession:

Vacant possession upon completion

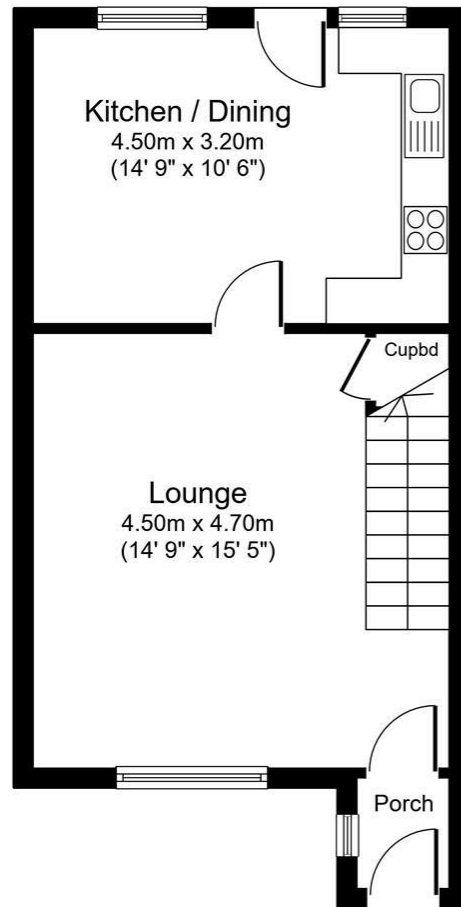
Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings

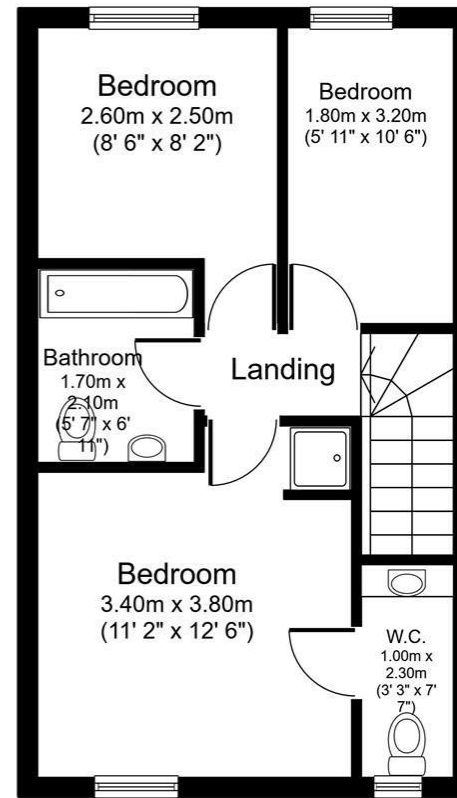
Important Information For Successful Buyers:
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.







Ground Floor



First Floor

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