



2 Fir Street, Ramsbottom



- Outstanding FOUR Bed End Terraced Set Over THREE Storeys
 - Spacious Front Lounge / Down-Stair W.C
- Extended Family Dining Kitchen With Bi Fold Doors And Vaulted Ceiling
 - Three First Floor Bedrooms And Four-Piece Family Bathroom
 - Large 2nd Floor Bedroom With Two-Piece En-Suite Shower Room
- Stone Paved Front Garden With Wrought Iron Railings And "Astroturf" Lawned Garden
 - Enclosed Lawned Garden And Patio

Asking Price £340,000

Outstanding FOUR bed stone fronted end terraced set over THREE storeys located in the heart of Ramsbottom. This stunning property has been fully refurbished and extended (2019) and further enhanced internally in 2025. Briefly comprising of gas central heating, uPVC double glazed windows, entrance hall leading to the lounge, the extended family dining kitchen to the rear and a useful down-stair W.C. The first floor affords three good-sized bedrooms and a four-piece family bathroom. A fixed staircase leads to the 2nd floor which accommodates a large fourth bedroom with generous storage and a two-piece en-suite shower room. Externally to the front is a wrought iron gated entrance with slate tiles to the entrance and the "Astroturf" lawned garden. To the rear is a stone tiled patio area leading to an enclosed raised lawned garden. Conveniently positioned within walking distance to the lively town of Ramsbottom centre with its artisan markets, rustic pubs, cafes and restaurants. Also convenient for country walks, a good selection of well regarded schools, transport links and the M66 motorway network.

HALLWAY

Entrance hall with engineered oak flooring, radiator and staircase rising to the first floor.



LOUNGE

3.68m x 3.45m (12'0" x 11'3")

Front aspect with engineered oak flooring, coved ceiling, wall mounted T.V point and radiator.



EXTENDED FAMILY DINING KITCHEN

7.88m x 5.11m (25'10" x 16'9")

Fabulous extended dining kitchen with a range of contemporary wall and base units with "Quartz" work-surfaces, central island incorporating stainless steel sink, "Neff" induction hob with stainless steel extractor above, built in electric oven and microwave, integrated fridge/freezer, dishwasher, washing machine and radiator. A brick fronted chimney breast boasts a central feature and the vaulted ceiling with sky-light window adds a contemporary feel along with the engineered oak flooring, spotlights and bi-folding doors leading to the rear garden. Access to W.C

W.C

Useful down-stair W.C with vanity wash-basin and fitted cupboard below, engineered oak flooring and radiator.

FIRST FLOOR

BEDROOM 1

4.37m x 3.67m (14'4" x 12'0")

Front aspect with a range of "Sharps" fitted wardrobes with matching dresser and bedside cabinets, carpet flooring, T.V point and radiator.



BEDROOM 2

3.21m x 2.84m (10'6" x 9'3")

Rear aspect with carpet flooring and radiator.



BEDROOM 3

2.92m x 2.19m (9'6" x 7'2")

Rear aspect with carpet flooring and radiator.

BEDROOM 4

5.30m x 3.61m (17'4" x 11'10")

Large bedroom to the 2nd floor with three Velux sky-light windows, carpet flooring, radiator and generous storage in the eaves. Access to en-suite.



EN-SUITE

Two-piece en-suite shower room comprising of shower cubicle housing rain shower and shower off mixer taps, low-level W.C, sky-light Velux window, part tiled walls and tiled laminate flooring.

OUTSIDE

Externally to the front is a wrought iron gated entrance with slate tiles to the entrance and the "Astroturf" lawned garden. To the rear is a stone tiled patio area leading to an enclosed raised lawned garden.



BATHROOM

Four-piece family bathroom comprising of bath, separate shower cubicle with rain shower and shower off mixer taps, vanity wash-basin with fitted cupboards below, low-level W.C, mostly tiled walls, tiled laminate flooring, spotlights and tall heated towel rail.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

SECOND FLOOR

PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**



TOTAL FLOOR AREA: 1,476 sq ft. (137.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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