



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Farm Cottages, Stubbins, Ramsbottom, Bury
- 3 Bedroom Family Home
- Generous Accommodatoin
- Beautifully Presented Throughout
- Feature Woodburner
- Basement Cinema Room
- Highly Sought After Location
- VIEWING HIGHLY RECOMMENDED - Contact Us To View!!!

4, Farm Cottages, Bury, BL0 0NS

**£300,000**  
 Offers Over



4, Farm Cottages, Bury, BL0 0NS

\*\*\* NEW \*\*\* - BEAUTIFULLY PRESENTED, GENEROUSLY SPACIOUS, 3 BEDROOM HOME IN SOUGHT AFTER STUBBINS - Excellent Feature Rich Decor Throughout, Lovely Finishes, Modern Kitchen & Bathrooms, Feature Woodburner, Basement Cinema Room - VIEWING HIGHLY RECOMMENDED - Contact Us To View!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Farm Cottages, Stubbins, Ramsbottom, Bury is a 3 bedroom family home which provides spacious living accommodation which is beautifully presented throughout. With a modern kitchen and bathrooms, the property also has a feature woodburner and basement cinema room, further adding to its appeal. Situated in highly sought after Stubbins, the property has a garden and parking provision is ideally situated for Ramsbottom and Rossendale amenities, as well as great transport connections too. With a wealth of features on offer, this property is sure to generate lots of interest and therefore VIEWING IS HIGHLY RECOMMENDED.

Internally, this property briefly comprises: Porch, Entrance Hallway, Lounge, Dining Room, Kitchen, Downstairs WC, Basement Cinema Room, first floor Landing off to Bedroom 1 with En-Suite Bathroom, Bedroom 2 with Dressing Room, Bedroom 3 & Family Shower Room. Externally, there is Parking to the front of the property and a Garden to the side.

Located within easy reach of Ramsbottom centre, this outstanding family home provides excellent living accommodation which is also close to great transport links, motorway connections and a great range of amenities too. Ramsbottom itself offers a great range of dining, entertainment and shopping options, while open countryside, great walks and lovely views are also nearby.

\* Farm Cottages, Stubbins, Ramsbottom, Bury \* 3 Bedroom Family Home \* Beautifully Presented Throughout \* Feature Woodburner \* Basement Cinema Room \* Parking & Garden \* Viewing Highly Recommended

Porch 3'6" x 8'4"

Hallway 18'6" x 6'11"

Lounge 18'1" x 15'9"

Dining Room 17'11" x 11'7"

Kitchen 9'11" x 14'3"

WC 5'10" x 2'10"

Basement Cinema Room 9'2" x 10'0"

Landing 17'5" x 6'7"

Bedroom 1 12'1" x 15'7"

En-suite Bathroom 5'4" x 9'9"

Bedroom 2 8'7" x 11'7"

Dressing Room 8'7" x 3'10"

Bedroom 3 8'6" x 11'9"

Shower Room 5'4" x 5'8"

Front Parking

Side Garden Area

Agents Notes

Disclaimer

