



# Farrow & Farrow

ESTATE & LETTING AGENTS



- South Terrace, Strongstry, Ramsbottom, Bury
- Spacious 2 Bedroom Mid-Terrace Home
- Excellent Scope To Become 3 Bedrooms
- Great Outlooks Over East Lancs Railway & Beyond
- Spacious Accommodation Over 3 Floors
- Lovely, Semi-Rural Hamlet Setting
- Garden / Patio Front & Rear
- NO CHAIN DELAY - Contact Us NOW To View

5, South Terrace, Bury, BL0 0NY


**£315,000**

Offers In The Region Of

## 5, South Terrace, Bury, BL0 0NY

\*\*\* NEW \*\*\* - SPACIOUS 2 BEDROOM MID-TERRACE HOME WITH GREAT SCOPE TO BE 3 BEDROOMS, SET IN A HIGHLY SOUGHT AFTER LOCATION - Great Outlooks Over East Lancs Railway & Countryside Beyond, Good Size Accommodation Over 3 Floors - A FANTASTIC PROSPECT, FOR SALE WITH \*\*\* NO CHAIN DELAY \*\*\*



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

South Terrace is a beautiful and character-filled, 2 bedroom (with scope to be 3), three-storey terraced home, enviably positioned within the highly sought-after conservation hamlet of Strongstry, near Ramsbottom.

Nestled in a semi-rural setting of just a handful of neighbouring homes, this exceptional property enjoys an unrivalled open aspect to the front overlooking the iconic East Lancashire Railway, with far-reaching countryside views beyond. Combining charm, setting, and thoughtfully presented interiors, this is a rare opportunity to acquire a truly special home — offered to the market with \*\*\* NO CHAIN DELAY \*\*\*.

Perfectly suited to a couple / single occupant, or small family, the accommodation is arranged over three floors and blends period character with tasteful modern styling. A rare blend of heritage charm, scenic outlook, and spacious living accommodation in one of the area's most desirable locations.

Internally, this property briefly comprises: Entrance Vestibule, Lounge, Dining Kitchen with Under Stairs Store. Off the first floor Landing is Bedroom 1 and a large Bathroom, while the second floor Study / Landing leads to Bedroom 2. Externally, the property has a Front Garden and a paved Rear Patio Yard too.

Situated in the beautiful, semi-rural hamlet of Strongstry, the property sits in a sought after conservation area setting, overlooking the East Lancashire Railway and with lovely walks on the doorstep, while also being within easy reach of great facilities in Ramsbottom centre too.

**Vestibule 3'3" x 3'8"**

**Lounge 14'0" x 14'6"**

**Kitchen/Dining Room 12'8" x 14'7"**

**Landing**

**Bedroom 1 13'11" x 14'6"**

**Bathroom 12'9" x 14'6"**

**Store Room**

**Attic Landing / Study Area 8'3" x 14'4"**

**Bedroom 2 17'0" x 13'5"**

**Front Garden**

**Rear Patio Yard**

**Communal Parking Area**

**Agents Notes**

**Disclaimer**

