



Farrow & Farrow
ESTATE & LETTING AGENTS




6, Bowker Street, Bury, BL0 0QQ

£265,000

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*** NEW *** - STUNNING 2 BEDROOM COTTAGE WITH OUTSTANDING INTERIOR DECOR & A BEAUTIFUL REAR GARDEN TOO - Superbly Presented Throughout, Lovely Kitchen & Bathroom - A Fantastic Property - VIEWING HIGHLY RECOMMENDED - Contact Us Now To View!!!



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

Bowker Street, Irwell Vale, Ramsbottom is stunning 2 bedroom cottage, with beautiful living space inside and a gorgeous rear patio and garden too. Situated in a sought after area and with good access to nearby commuter routes, this property also offers a location close to beautiful countryside, walks and the East Lancashire heritage railway line too.

Internally, this property briefly comprises: Lounge, Dining / Kitchen, first floor Landing off to Bedrooms 1 & 2 and the Bathroom. Externally to the rear of the property is the good size garden with superb patio and planting areas and beyond, there is access to the communal village green area too.

Positioned within a picturesque village setting, this property also lies within just a few minutes of excellent commuter connections to M65/M66 and the wider motorway network. Good local schools offering primary, secondary and 6th form provision are all nearby, as well as a comprehensive range of amenities throughout Rossendale itself.

Lounge 13'3" x 13'7"

Kitchen/Dining Room 8'2" x 13'4"

Landing 10'5" x 5'11"

Bedroom 1 11'10" x 13'6"

Bedroom 2 6'4" x 7'3"

Bathroom 6'6" x 7'3"

Rear Patio & Rear Garden

Agents Notes

Disclaimer

