



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Chatterton Road, Ramsbottom, Bury
- 2 Bedroom, End Terrace Home
- Gorgeous Presentation & Décor Throughout
- Feature Woodburner To The Lounge
- Beautiful Kitchen & Bathroom
- Gardens & Lovely Outlooks Front & Rear
- VIEWING HIGHLY RECOMMENDED
- Contact Us NOW To View - By Appointment Only

99, Chatterton Road, Bury, BL0 0PQ

**£325,000**



# 99, Chatterton Road, Bury, BL0 0PQ

\*\*\* NEW \*\*\* - BEAUTIFUL, 2 BEDROOM END TERRACE WITH FEATURE WOODBURNER & SUPERB HOMELY FEEL - Gorgeous Décor & Presentation Throughout, Lovely Kitchen & Bathroom, Garden Areas Front & Rear, Lovely Tucked-Away Position, Conveniently Close To Transport Links & Local Amenities, Walks & Open Countryside Nearby - VIEWING ESSENTIAL - Contact Us NOW To View!!!



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.

Chatterton Road, Ramsbottom, Bury is a simply stunning, superbly presented 2 bedroom end terrace home. Situated in a fantastic spot, enjoying lovely outlooks front and rear, the property offers a beautifully cosy and homely feel with a feature woodburner at the heart of the home, plus gorgeous kitchen and bathroom fittings, creating fabulously welcoming and comfortable living spaces. A perfect, "ready to move in to" home, this is certainly a property for which viewing is most highly recommended and is available now, by appointment only, through our Rawtenstall office.

Internally, this property briefly comprises: Entrance Hall, Lounge, Dining Kitchen. Off the first floor Landing are Bedrooms 1 & 2 and the Jack & Jill Shower Room. Externally, to the front of the property is a Front Garden and pathway entrance which is very well kept and to the rear, there is both a Rear Deck and a Rear Patio too.

Situated on Chatterton Road, the property is conveniently close to Bolton Road North, with motorway, commuter route and public transport access all close by. At the same time, the property enjoys a comparatively tucked-away feel with walks and beautiful open countryside within a short walk too. With open outlooks to the front and views over fields to distant hillsides to the rear, this property has a genuinely lovely position.

Hall 3'2" x 3'7"

Lounge 14'7" x 14'8"

Kitchen/Dining Room 14'10" x 8'9"

Landing

Bedroom 1 14'7" x 11'4"

Bedroom 2 8'1" x 8'10"

Jack and Jill Shower Room 5'4" x 11'11"

Front Garden

Rear Decking

Further Patio Garden

Agents Notes

Disclaimer

