

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Tanners Street, Ramsbottom, BL0 9ES

Offers Over £260,000

AN EXCEPTIONAL STONE BUILT COTTAGE

Flowing internally with character and charm, stunning original features and fantastic loft conversion, this enviable three bedroom stone built cottage is being proudly welcomed to the market in the sought after location of Ramsbottom. With modern fixtures and fittings, enviable views and stylish interiors, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Manchester, Rossendale and major motorway links. With fantastic garden space and being a credit to the current owners, this property is a luxurious and characterful home perfect for any growing family truly not to be missed!

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room boasts a stunning stone feature wall, cast iron multi fuel burner, exposed beams and leads on to a contemporary fitted kitchen diner. The kitchen diner houses a staircase to the first floor and out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern shower room. The third bedroom houses a staircase to the loft conversion which would make a perfect additional bedroom if desired. Externally there is an enclosed tiered garden to the rear with stone paving, bedding and raised patio area.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

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 3  1  1  D

- Stunning Mid Terrace Cottage
 - Contemporary Fitted Dining Kitchen
 - Low Maintenance Garden to Rear
 - EPC Rating D
- Three Bedrooms
 - Bursting with Character
 - Tenure Leasehold
- Three Piece Shower Room
 - Versatile Loft Space
 - Council Tax Band B

Ground Floor

Entrance Vestibule

3'10 x 2'3 (1.17m x 0.69m)

Composite double glazed frosted front door, tiled flooring and hardwood door to reception room.

Reception Room

14'8 x 14'7 (4.47m x 4.45m)

UPVC double glazed window, central heating radiator, exposed beams, cast iron multifuel burner with stone hearth and surround, exposed stone feature wall, television point, solid oak wood flooring and open to kitchen/dining area.

Kitchen/Dining Area

14'7 x 11'4 (4.45m x 3.45m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with marble effect work surfaces, tiled splashback, ceramic Belfast sink with high spout mixer tap, space for double electric oven with four ring electric hob and integrated extractor hood, space for fridge, plumbing for washing machine, under stairs storage, tiled flooring and UPVC double glazed door to rear.

First Floor

Landing

11'9 x 5'10 (3.58m x 1.78m)

Central heating radiator, coving, smoke detector, storage cupboard, solid wood flooring, doors leading to three bedrooms and shower room.

Bedroom One

11'9 x 8'8 (3.58m x 2.64m)

UPVC double glazed window, central heating radiator and solid wood flooring.

Bedroom Two

9'6 x 8'8 (2.90m x 2.64m)

UPVC double glazed window, central heating radiator and solid wood flooring.

Bedroom Three

11'9 x 5'3 (3.58m x 1.60m)

UPVC double glazed window, central heating radiator, solid wood flooring and stairs to second floor.

Shower Room

11'3 x 5'5 (3.43m x 1.65m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in double direct feed rainfall shower, tiled elevations and wood effect laminate flooring.

Second Floor

Loft Room

16'10 x 13'8 (5.13m x 4.17m)

Velux window, central heating radiator, smoke detector and eave storage.

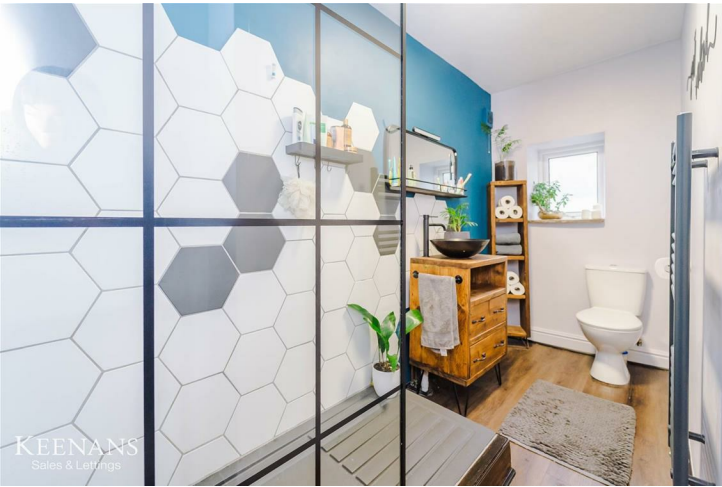
External

Rear

Tiered garden with stone paving, bedding areas and slate chippings.

Front

Forecourt with paving and bedding areas.



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