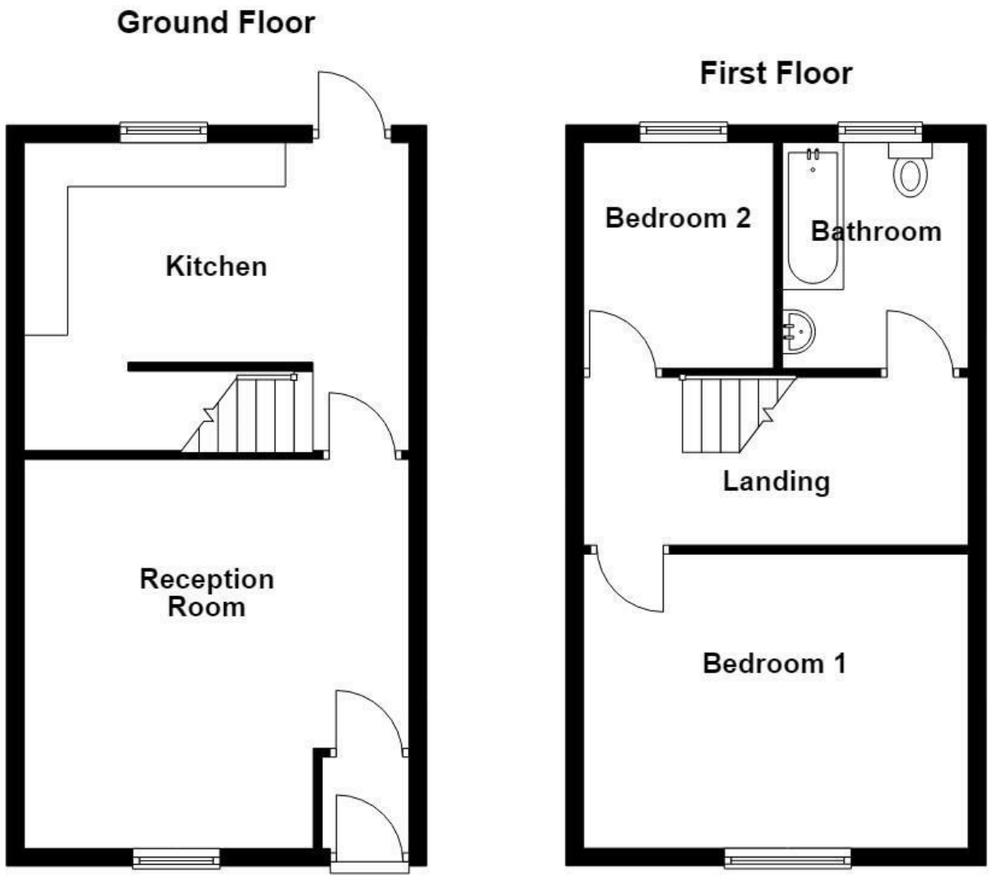
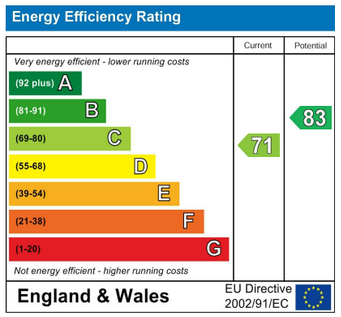
Keenans





St. Pauls Street, Ramsbottom, BLO 9BW

Offers Over £220,000

Nestled in the charming area of Ramsbottom, Bury, this modern two-bedroom mid-terraced home on St. Pauls Street offers a delightful blend of comfort and convenience. As you enter, you are welcomed into a cosy reception room that exudes warmth and character, making it the perfect space for relaxation or entertaining guests. The well-appointed kitchen, located on the ground floor, is designed for both functionality and style, providing an ideal setting for culinary adventures.

Venturing upstairs, you will find two inviting bedrooms that offer ample space for rest and personalisation. The thoughtfully designed bathroom completes the upper level, ensuring that all essential amenities are conveniently located within the home.

This property is not only a wonderful place to live but also benefits from its prime location, with local amenities and transport links just a stone's throw away. Whether you are a first-time buyer or looking to downsize, this charming home presents an excellent opportunity to enjoy modern living in a vibrant community. Do not miss the chance to make this delightful property your own.

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.

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St. Pauls Street, Ramsbottom, BLO 9BW

Offers Over £220,000

2 1 1 C

- Mid Terrace Property
- Spacious Reception Room
- On Street Parking
- EPC Rating C
- Two Bedrooms
- Modern Three Piece Bathroom
- Leasehold
- Contemporary Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'5 x 3'2 (1.04m x 0.97m)

Front entrance door and door to reception room.

Reception Room

14'7 x 14'5 (4.45m x 4.39m)

UPVC double glazed window, central heating radiator, television point, laminate flooring and door to the kitchen.

Kitchen

14'5 x 8'6 (4.39m x 2.59m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, oven, electric hob, extractor hood, plumbing for washing machine, space for fridge freezer, laminate flooring and UPVC double glazed French doors to the garden.

First Floor

Landing

14'5 x 5'4 (4.39m x 1.63m)

Smoke alarm and doors to two bedrooms and bathroom.

Bedroom One

14'7 x 11' (4.45m x 3.35m)

UPVC double glazed window and central heating radiator.

Bedroom Two

8'6 x 7'2 (2.59m x 2.18m)

UPVC double glazed window and central heating radiator.

Bathroom

8'6 x 7' (2.59m x 2.13m)

UPVC double glazed window, central heating towel rail, dual flush WC, wall mounted wash basin, panelled bath with direct feed shower overhead, part tiled elevations, spotlights and lino flooring.

External

Rear

Enclosed paved yard.

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