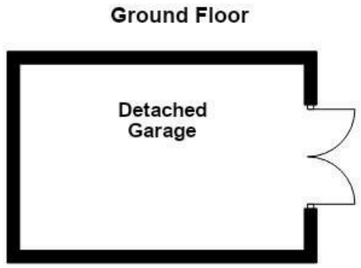
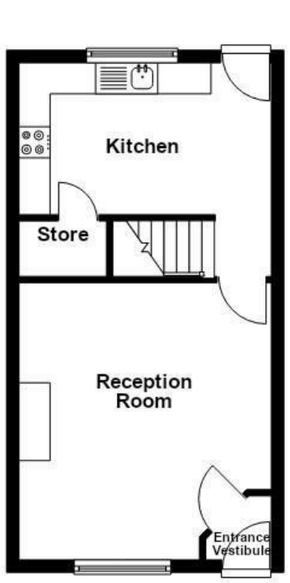
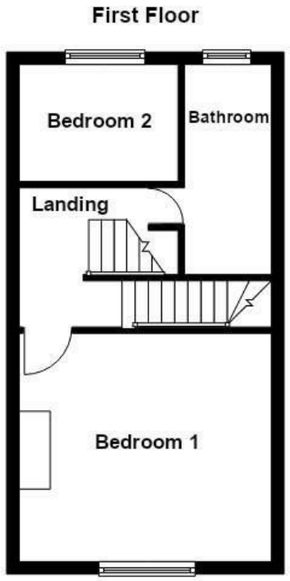
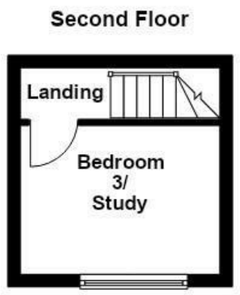
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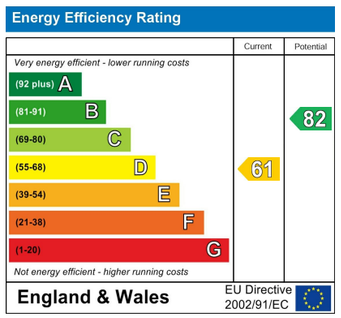











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# Edith Street, Bury, BLO OEE

## Offers Over £240,000

AN OUTSTANDING THREE BEDROOM TERRACED PROPERTY IN A PICTURESQUE LOCATION WITH DETACHED GARAGE

Welcome to this delightful three-bedroom terraced cottage on Edith Street in the charming town of Ramsbottom, Bury. This property is a true gem, exuding character and elegance, making it an ideal choice for those who appreciate a blend of traditional charm and modern living.

Upon entering, you will find a warm and inviting reception room, perfect for both relaxation and entertaining guests. The well-proportioned bedrooms provide a tranquil retreat, ensuring a restful night's sleep after a busy day. The cottage also boasts a well-appointed bathroom, catering to the needs of all residents.

One of the standout features of this home is the bespoke made-to-measure shutters in both the lounge and main bedroom, adding a touch of sophistication while allowing for privacy and light control. The property offers stunning woodland views from both the front and rear, enhancing the serene atmosphere that surrounds it. The contemporary fixtures and fittings provide a turn-key home for any small family or couple to move straight into!

Situated in a picturesque location, this cottage allows you to enjoy the peaceful countryside lifestyle while still being conveniently close to the M66, which provides excellent transport links to

# Edith Street, Bury, BLO OEE

## Offers Over £240,000

3 1 1 D

- Wonderful Three-Bedroom Terraced Cottage
- Three Well-Proportioned Bedrooms
- On Street Parking And Detached Garage
- Tenure - Leasehold
- Bursting With Character And Charm
- Charming Reception Room
- EPC Rating - D
- Beautifully Presented Throughout
- Picturesque Ramsbottom Location
- Council Tax Band - B

### Ground Floor

#### Entrance
UPVC double glazed door to entrance vestibule.

#### Entrance Vestibule
3'4" x 3'4" (1.03 x 1.03)
Door leading to reception room.

#### Reception Room
14'7" x 13'3" (4.45 x 4.05)
UPVC double glazed window with made to measure shutters and woodland views, central heating radiator, multi fuel stove burner, wood flooring, door to kitchen.

#### Kitchen
13'1" x 11'3" (4.01 x 3.43)
UPVC double glazed window, panelled wall and base units with laminate surfaces, stainless steel one and a half sink and drainer with mixer tap, integrated oven and gas hob burner, stainless steel extractor hood, space for fridge freezer, door to storage, UPVC double glazed door to rear, stairs to first floor.

### First Floor

#### Landing
Doors to two bedrooms and bathroom, stairs to second floor.

#### Bedroom One
13'2" x 12'0" (4.03 x 3.67)
A spacious room with UPVC double glazed window with made to measure shutters, central heating radiator, walk in wardrobe, woodland views.

#### Bedroom Two
8'4" x 6'2" (2.56 x 1.88)
UPVC double glazed window, central heating radiator.

#### Bathroom
11'1" x 4'3" (3.39 x 1.32)
UPVC double glazed frosted window, heated towel rail, a contemporary four piece suite comprising of a dual flush WC, a wall mounted wash basin with mixer tap, a freestanding bath with mixer tap and a direct feed walk in rainfall shower and additional rinse head, illuminated mirror, tiled elevations, tiled flooring.

### Second Floor

#### Bedroom Three/ Study
10'5" x 7'10" (3.2 x 2.39)
UPVC double glazed window, central heating radiator.

### External

#### Front
A garden with paved areas, stone chippings, pathway to entrance and woodland views.

#### Rear
Enclosed paved yard that is not overlooked with access to the detached garage.

#### Detached Garage





