



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	

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.

## Alfred Street, Bury, BL0 9NZ

### Asking Price £200,000

#### IMMACULATE END TERRACE HOME

Situated in the charming area of Alfred Street, Ramsbottom, this exceptional end terrace property presents a wonderful opportunity for those seeking a delightful first home. With its inviting façade and well-maintained exterior, this mid terrace house is ready for you to move straight in and make it your own.

Inside, you will find two generously sized reception rooms that offer ample space for relaxation and entertaining. The layout is both practical and welcoming, providing a complete blank canvas for you to personalise according to your taste. The property boasts two comfortable bedrooms, perfect for restful nights, and a stylish four-piece bathroom suite that adds a touch of luxury to your daily routine.

Step outside to discover a low maintenance rear garden, ideal for enjoying the outdoors without the burden of extensive upkeep. This space is perfect for summer barbecues, gardening, or simply unwinding after a long day.

In summary, this property on Alfred Street is not just a house; it is a place where you can create lasting memories. With its prime location in Ramsbottom and its appealing features, it is an ideal choice for first-time buyers looking to establish their roots in a friendly community. Don't miss the chance to make this lovely home your own.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.



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- Exceptional End Terrace Property
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating E
- Two Bedrooms
  - Move-in Ready
  - Tenure Freehold
- Four Piece Bathroom Suite
  - Sought After Location
  - Council Tax Band A

Ground Floor

Entrance

Composite double glazed door to vestibule.

Vestibule

3'7 x 2'8 (1.09m x 0.81m)  
Door to reception room one.

Reception Room One

14'8 x 12'7 (4.47m x 3.84m)  
UPVC double glazed window, central heating radiator, beams, living flame gas fire with marble hearth and exposed stone surround and door to kitchen.

Kitchen

11'10 x 11'7 (3.61m x 3.53m)  
UPVC double glazed window, central heating radiator, beams, range of wall and base units, wood effect worktops, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob, tiled splashback, access to boiler, plumbing for washing machine, wood effect flooring, open to reception room two, UPVC double glazed frosted door to rear and stairs to first floor.

Reception Room Two

17'6 x 10'9 (5.33m x 3.28m)  
UPVC double glazed window and central heating radiator.

First Floor

Landing

2'8 x 2'5 (0.81m x 0.74m)  
Doors to two bedrooms and bathroom.

Bedroom One

14'8 x 12'6 (4.47m x 3.81m)  
UPVC double glazed window and central heating radiator.

Bedroom Two

17'8 x 11'2 (5.38m x 3.40m)  
Two UPVC double glazed windows and central heating radiator.

Bathroom

12' x 9'2 (3.66m x 2.79m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, double panel bath with mixer tap, enclosed direct feed rainfall shower with rinse head, spotlights, tiled elevations and tiled effect flooring.

External

Rear

Enclosed gravel chipped garden with bedding areas and shrubbery.

