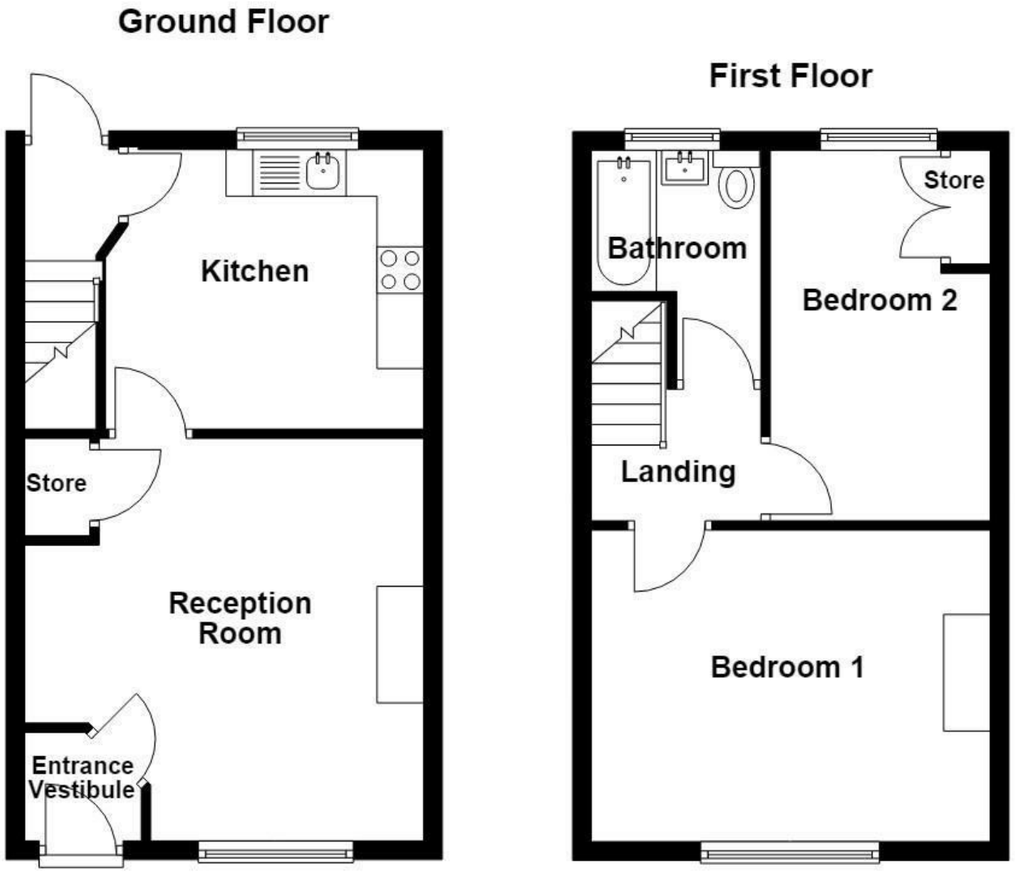
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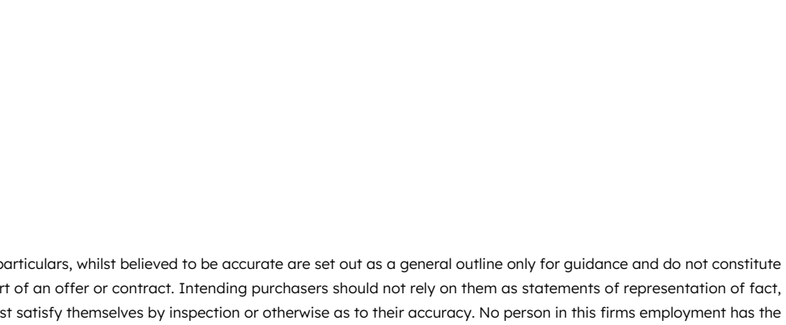











# Dundee Lane, Ramsbottom, BL0 9HL

## Offers Over £225,000

AN ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Nestled in the charming area of Ramsbottom, Bury, this delightful mid-terrace house at 56 Dundee Lane offers an ideal opportunity for first-time buyers. With two generously sized double bedrooms, this property provides ample space for comfortable living.

The spacious lounge is perfect for relaxation and entertaining, creating a warm and inviting atmosphere. The modern kitchen is well-equipped, making it a joy to prepare meals and enjoy family gatherings. The contemporary bathroom adds to the overall appeal, ensuring that all essential amenities are met with style and convenience.

One of the standout features of this home is the lovely rear garden, which offers a private outdoor space for gardening, relaxation, or enjoying sunny days with friends and family.

This property is not only a wonderful place to live but also a fantastic investment for those looking to step onto the property ladder. With its combination of modern comforts and a welcoming community, 56 Dundee Lane is a must-see for anyone seeking a new home in Ramsbottom.

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.

2 The Rock, Bury, BL9 0AD
Tel: 01617510340 | Email: bury@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

# Dundee Lane, Ramsbottom, BL0 9HL

## Offers Over £225,000

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- Two Bedroom Mid Terrace Home
- Modern Fitted Kitchen And Bathroom
- On Street Parking
- Tenure - Leasehold
- Two Generous Double Bedrooms
- Enclosed Rear Garden
- EPC Rating - D
- Spacious Lounge
- Ideal First Time Buy In Ramsbottom
- Council Tax Band - B

### Ground Floor

### Entrance

Composite frosted door to entrance vestibule.

### Entrance Vestibule

4'1 x 3'10 (1.24m x 1.17m)

Coving, tiled flooring, door to reception room.

### Reception Room

14'2 x 14'1 (4.32m x 4.29m)

UPVC double glazed window, central heating radiator, coving, wood effect laminate flooring, doors to storage and kitchen.

### Kitchen

11'3 x 9'10 (3.43m x 3.00m)

UPVC double glazed window, central heating radiator, glossed wall and base units with laminate surfaces, composite sink and drainer with mixer tap, four ring induction hob, oven, extractor hood, space for fridge freezer, plumbing for washing machine, coving, spotlights, tiled splashbacks, door to stairs to first floor and composite frosted door to rear.

### First Floor

### Landing

5'11 x 5'5 (1.80m x 1.65m)

Loft access, smoke alarm, doors to two bedrooms and bathroom.

### Bedroom One

14'2 x 11 (4.32m x 3.35m)

UPVC double glazed window, central heating radiator, picture rail.

### Bedroom Two

12'11 x 7'9 (3.94m x 2.36m)

UPVC double glazed window, central heating radiator.

### Bathroom

8'1 x 5'10 (2.46m x 1.78m)

UPVC frosted window, chrome heated towel rail, three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap and a tiled bath with mixer tap and overhead electric shower, coving, spotlights, tiled elevations, tiled flooring.

### External

### Rear

Enclosed Indian stone paving, artificial grass and stone chippings.

### Front

Stone flagged area, stone chippings, mature shrubbery.





