

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	78
(55-68)	D		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Robert Street, Bury, BLO ONQ

Offers Over £230,000

Nestled in the charming area of Robert Street, Ramsbottom, Bury, this stunning terraced home offers a delightful blend of comfort and convenience. As you approach the property, you will be greeted by a well-maintained front driveway, providing off-road parking for your vehicle.

Upon entering, you will find two inviting reception rooms that create a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests. The ground floor also features a well-appointed kitchen, ideal for those who enjoy cooking and family meals.

Venturing upstairs, you will discover three spacious bedrooms, each offering ample natural light and a peaceful retreat for rest. The family bathroom is conveniently located on this level, ensuring easy access for all.

One of the standout features of this property is the two-part rear garden, which provides a lovely outdoor space for gardening, play, or simply enjoying the fresh air. This versatile garden is perfect for hosting summer barbecues or unwinding after a long day.

This terraced home in Ramsbottom is not only a beautiful residence but also a fantastic opportunity for families or individuals seeking a vibrant community. With its excellent local amenities, schools, and transport links, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

Robert Street, Bury, BLO ONQ

Offers Over £230,000



- Tenure Freehold
- On Street Parking
- Viewing Essential
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Fitted Kitchen And Three Piece Bathroom Suite
- Sought After Location
- EPC Rating C
- Ideal Family Home
- Envious Garden Spaces

Ground Floor

Entrance

UPVC double glazed French doors to reception room two.

Reception Room Two

13' x 11'2 (3.96m x 3.40m)

Central heating radiator and door to reception room one.

Reception Room One

14'4 x 13' (4.37m x 3.96m)

Central heating radiator, stairs to first floor and door to kitchen.

Kitchen

13' x 11'2 (3.96m x 3.40m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, tiled elevation, oven, four ring gas hob, extractor hood, space for fridge freezer, plumbed for washing machine, panelled elevation and to ceiling, tiled effect flooring and UPVC double glazed door to rear.

First Floor

Landing

9' x 5'6 (2.74m x 1.68m)

Doors to three bedrooms and bathroom.

Bedroom One

14'6 x 8'6 (4.42m x 2.59m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'6 x 8'6 (3.20m x 2.59m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'8 x 5'1 (3.25m x 1.55m)

UPVC double glazed window.

Bathroom

UPVC double glazed frosted window, central heating towel radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with shower and tiled effect flooring.

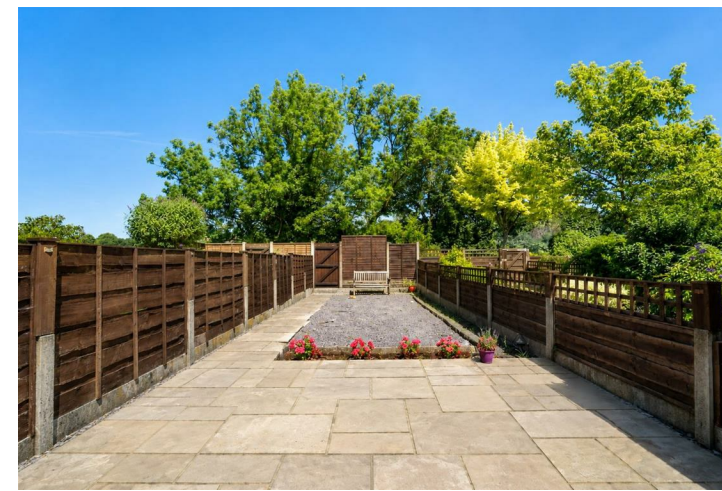
External

Rear

Paved drive.

Front

Two tiered garden, paving, stone chippings, path to gate to further garden. Further garden laid to lawn area.



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