

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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.

Stanley Street, Bury, BL0 9JG

£240,000

AN EXCEPTIONAL MID TERRACED PROPERTY

Nestled on Stanley Street in the charming town of Ramsbottom, Bury, this exceptional mid-terrace house is a true gem. Beautifully presented and meticulously updated, this stone-built property boasts an immaculate finish that is sure to impress.

Upon entering, you are welcomed into a spacious lounge that exudes warmth and comfort, perfect for relaxing or entertaining guests. The contemporary fitted kitchen is a highlight of the ground floor, offering modern fixtures and fittings that cater to both functionality and style.

As you ascend to the first floor, you will find two generously sized bedrooms, each providing a peaceful retreat. The contemporary shower room is tastefully designed, ensuring convenience and comfort for all residents. Additionally, the property features an impressive loft conversion, adding valuable space that can be utilised as a home office, playroom, or guest accommodation.

Situated just a stone's throw from the lively town centre of Ramsbottom, this property is ideally located for those seeking a vibrant community atmosphere. With an array of local shops, cafes, and parks nearby, it is perfect for families or couples looking for a luxurious home in a thriving area.

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- Tenure Leasehold
- On Street Parking
- Ideal Home For A Small Family
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Two Well Proportioned Bedrooms
- Ready To Move Into
- EPC Rating TBC
- Modern Kitchen And Shower Room
- Ample Rear Garden Space

Ground Floor

Entrance

Composite door to vestibule.

Vestibule

3'6 x 3'6 (1.07m x 1.07m)

Door to reception room.

Reception Room

13'11 x 11'6 (4.24m x 3.51m)

UPVC double glazed window with window shutters, central heating radiator, log burner with slate hearth and tiled surround, television point, parquet flooring and door to kitchen.

Kitchen

13'10 x 12'4 (4.22m x 3.76m)

UPVC double glazed window, central heating radiator, range of wall and base units, marble top surround, tiled splash backs, Belfast sink with mixer tap, integrated oven and combi microwave in a high rise unit, four ring gas hob, extractor hood, space for fridge freezer, integrated dishwasher and washing machine, access to a Worcester combi boiler, smoke alarm, tiled flooring, stairs to first floor, under stairs storage and UPVC door to rear.

First Floor

Landing

14' x 4'8 (4.27m x 1.42m)

Spotlights, central heating radiator, doors to two bedrooms, shower room and stairs to second floor.

Bedroom One

13'11 x 11'4 (4.24m x 3.45m)

UPVC double glazed window, coving and upright central heating radiator.

Bedroom Two

9'6 x 8'11 (2.90m x 2.72m)

UPVC double glazed window and central heating radiator.

Shower Room

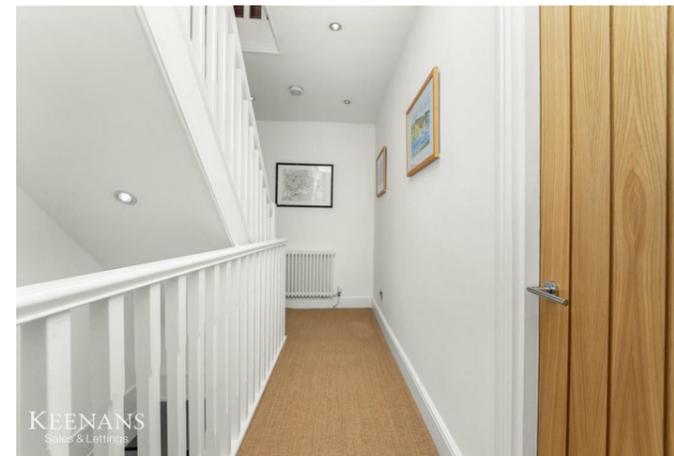
UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed shower with rinse head, tiled elevation, spotlights, extractor fan and tiled flooring.

Second Floor

Loft Room

13'11 x 10'3 (4.24m x 3.12m)

Smoke alarm, Velux window central heating radiator and eave storage.



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