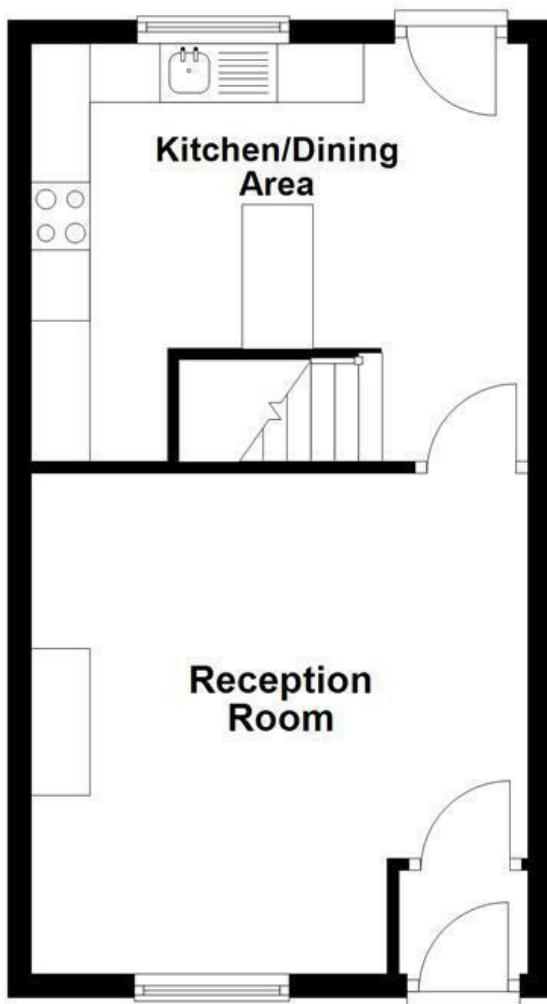
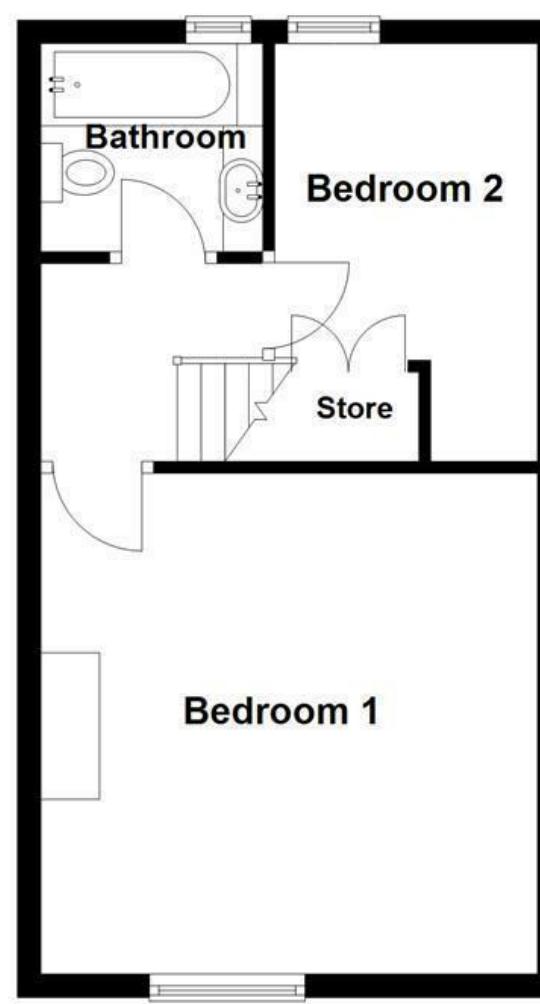


## Ground Floor



## First Floor



KEENANS  
Sales & Lettings



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Dale Street, Bury, BL0 0NF £199,950

### EXCEPTIONAL MID TERRACE HOME IN RAMSBOTTOM

Located on the charming Dale Street in Ramsbottom, Bury, this delightful house offers a perfect blend of comfort and style. Upon entering, you are welcomed by a generous reception room that provides an inviting space for relaxation and entertaining. The well-designed dining kitchen is ideal for both casual meals and formal dining, making it a wonderful hub for family gatherings.

The property boasts two well-proportioned bedrooms, each offering ample space and natural light, ensuring a restful retreat at the end of the day. The well-appointed bathroom features modern fixtures and finishes, providing a serene space for your daily routines.

Outside, the rear yard presents a lovely outdoor area, perfect for enjoying the fresh air or hosting summer barbecues. This home is not only a comfortable living space but also a fantastic opportunity to embrace the vibrant community of Ramsbottom, known for its picturesque surroundings and local amenities.

This property is an excellent choice for those seeking a charming home in a desirable location. Don't miss the chance to make it your own.

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# Dale Street, Bury, BL0 0NF

£199,950



- Exceptional Mid Terrace Property
- Modern Fitted Dining Kitchen
- On Street Parking
- EPC Rating TBC

- Two Bedrooms
- Move-in Ready
- Tenure Leasehold

- Three Piece Bathroom Suite
- Immaculate Rear Yard
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'7 x 2'11 (1.09m x 0.89m)

### Reception Room

14'1 x 13'11 (4.29m x 4.24m)

### Kitchen/Dining Area

12'3 x 11'5 (3.73m x 3.48m)

## First Floor

### Landing

6'0 x 5'0 (1.83m x 1.52m)

### Bedroom One

14'0 x 13'9 (4.27m x 4.19m)

### Bedroom Two

11'9 x 7'4 (3.58m x 2.24m)

### Bathroom

6'3 x 6'0 (1.91m x 1.83m)



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