



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	

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## Rochdale Road, Bury, BLO ORG

### £300,000

A NOT TO BE MISSED THREE BEDROOM COTTAGE IN RAMSBOTTOM

Nestled on Rochdale Road in the charming town of Ramsbottom, Bury, this stunning three-bedroom cottage offers a delightful blend of modern living and semi-rural tranquillity. The property is set over three floors, providing ample space for families or those seeking a comfortable retreat.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the amazing kitchen diner, which boasts contemporary fittings and ample space for dining, making it an ideal spot for family meals or gatherings with friends.

The cottage features three well-proportioned bedrooms, each offering a peaceful haven for rest and relaxation. The bathroom is thoughtfully designed, catering to the needs of modern living while maintaining the cottage's charming aesthetic.

One of the standout features of this property is the beautiful garden, which includes a delightful summer house. This outdoor space is perfect for enjoying the fresh air, hosting summer barbecues, or simply unwinding in a picturesque setting.

# Rochdale Road, Bury, BLO ORG

£300,000



- Tenure Leasehold
- On Street Parking
- Four Piece Bathroom Suite
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Three Well Proportioned Bedrooms
- Sought After Area
- EPC Rating TBC
- Contemporary Fitted Kitchen/Dining Area
- Viewing Essential

## Ground Floor

### Entrance

UPVC front door leading to Reception Room.

### Reception Room

15'7 x 13'6 (4.75m x 4.11m)

UPVC double glazed window, central heating radiator, log burning stove, slate hearth and stone mantle, hardwood flooring, door leading to Kitchen/Diner and stairs to First Floor

### Kitchen/Diner

25'4 x 10'11 (7.72m x 3.33m)

Two Velux windows, central heating radiator, a range of panelled wall and base units, hardwood work surfaces, inset composite one and half sink with mixer tap and draining board, integrated oven, integrated microwave, five ring gas hob with extractor unit, integrated dishwasher, integrated fridge freezer, plumbing for washing machine, integrated wine fridge, spotlights, media wall, double glazed sliding door to rear garden and hardwood flooring

## First Floor

### Landing

9'1 x 8'6 (2.77m x 2.59m)

Smoke alarm, doors leading to Bedroom One, Bedroom Two and Bathroom, stairs to Second Floor and stairs to Ground Floor.

### Bedroom One

12'6 x 9'5 (3.81m x 2.87m)

UPVC double glazed window, upright radiator and fitted wardrobe.

### Bedroom Two

11'0 x 8'1 (3.35m x 2.46m)

UPVC double glazed window and central heating radiator

### Bathroom

14'8 x 5'0 (4.47m x 1.52m)

UPVC double glazed frosted window, towel rail, four piece bathroom suite, dual flush w/c, vanity top basin with mixer tap, standalone bath with mixer tap, enclosed shower with direct feed shower with rainfall head and additional rinse head, partial tiled elevations, spotlights and tiled flooring.

## Second Floor

### Bedroom Three

14'2 x 11'3 (4.32m x 3.43m)

Two Velux windows, central heating radiator, integrated storage.

### External

#### Front

Courtyard.

#### Rear

Enclosed paved garden with artificial grass, two outbuildings, ( summerhouse has Air Con ), outdoor pizza oven. trees. Private car park to rear of property.



Tel: 01706215618

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)