



Chapel Terrace, Ramsbottom, BL0 0QW

£355,000

A STYLISH TWO BEDROOM HOME IN A GORGEOUS LOCATION

Nestled in the picturesque Chapel Terrace, Ramsbottom, this stunning two-bedroom cottage offers a delightful blend of modern interiors and charming countryside appeal. The property is beautifully finished, showcasing stylish design elements that create a warm and inviting atmosphere.

As you enter, you will be greeted by an open-plan layout on the ground floor, which is bathed in natural light thanks to the large bi-folding doors that seamlessly connect the indoor space with the generous garden outside. This feature not only enhances the sense of space but also allows for a tranquil view of the babbling stream that runs alongside the property, adding to the serene ambiance.

The cottage boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. Additionally, a handy mezzanine level office offers a perfect spot for those who work from home or require a quiet area for study.

The location is truly charming, set in a peaceful environment while still maintaining convenient access to nearby amenities and commuter routes. This makes it an ideal choice for a small family or a couple seeking a tranquil retreat away from the hustle and bustle of city life.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	78
(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.

Chapel Terrace, Ramsbottom, BL0 0QW

£355,000

 2  1  2  D

- Tenure Freehold
 - On Street Parking
 - Bursting with Character And With Original Features
 - Two Well Proportioned Reception Rooms
- Council Tax Band B
 - Abundance Of Indoor And Outdoor Space
 - Ideal Home For A Couple Or Small Family
- EPC Rating D
 - Wrap Around Garden with River Views
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance Porch

4'10 x 4'1 (1.47m x 1.24m)

Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, exposed stone wall, spotlights, stone flag flooring, sliding barn door to WC and hardwood single glazed frosted stable door to kitchen.

WC

4'10 x 2'7 (1.47m x 0.79m)

Velux window, dual flush WC, wall mounted wash basin with mixer tap, exposed stone wall, extractor fan and stone flag flooring.

Kitchen

14'5 x 12'5 (4.39m x 3.78m)

UPVC double glazed window, range of panelled wall and base units, Quartz surfaces, Shaws Belfast sink with high spout spring mixer tap, integrated fridge, freezer, dishwasher and washing machine, Vaillant boiler, wood panel elevations, stone tiled flooring, open to reception room, reception room one/dining room and stairs to first floor with glass balustrade.

Reception Room One/Dining Room

24'8 x 10'7 (7.52m x 3.23m)

Two UPVC double glazed windows, two cast iron central heating radiators, feature wall light, stone tiled flooring, stairs to mezzanine and UPVC double glazed bi-folding doors to rear.

Reception Room Two

14'8 x 12'4 (4.47m x 3.76m)

UPVC double glazed window, feature frosted stained glass window, cast iron central heating radiator, coving, ceiling rose, cast iron multi fuel burner with stone hearth and iron mantle, integrated shelving, television point and tiled flooring.

First Floor

Mezzanine

10'7 x 8'4 (3.23m x 2.54m)

Integrated shelving, feature wall light and hardwood flooring.

Landing

5'4 x 4'11 (1.63m x 1.50m)

Loft access, integrated shelving, wood effect lino flooring, hardwood doors to two bedrooms and shower room.

Bedroom One

14'7 x 12'4 (4.45m x 3.76m)

UPVC double glazed window, central heating radiator, ceiling rose, exposed beam, full length fitted wardrobe and wood effect lino flooring.

Bedroom Two

11'6 x 7'1 (3.51m x 2.16m)

UPVC double glazed window, central heating radiator, exposed beam and wood effect lino flooring.



Tel: 01706215618

www.keenans-estateagents.co.uk