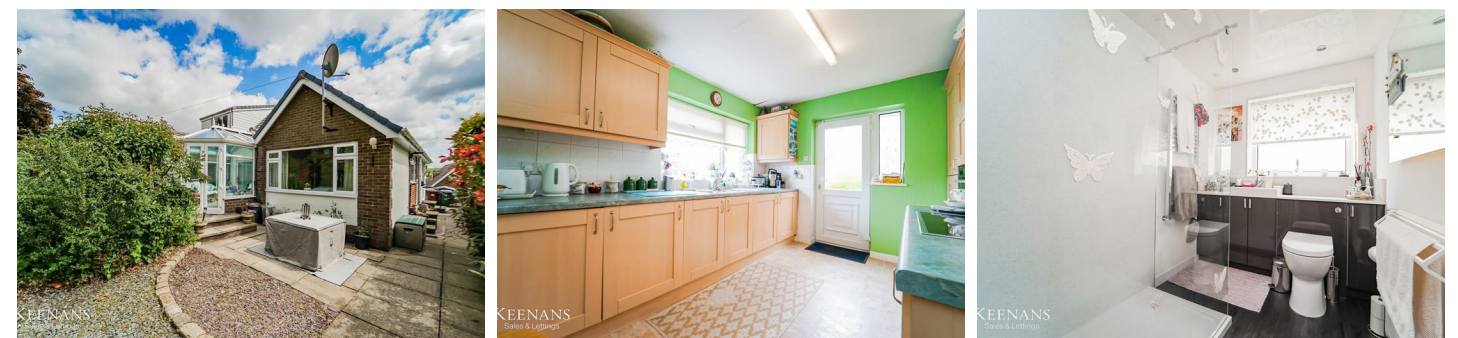




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	56	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England and Wales		
EU Directive 2002/91/EC		
		

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.

Bond Street, Ramsbottom, BL0 0EW

£280,000

SPACIOUS TWO BEDROOM SEMI-DETACHED BUNGALOW

Nestled in the heart of Bond Street, Ramsbottom, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and two bathrooms, this property is ideal for couples seeking a versatile living space.

Upon entering, you are welcomed into a spacious living and dining room, which provides an inviting atmosphere for relaxation and entertaining. The adjoining conservatory enhances the living area, allowing natural light to flood in and offering a serene view of the charming gardens. These gardens create a peaceful retreat, perfect for enjoying the outdoors in a tranquil setting.

The bungalow features a convenient ground floor bedroom, complemented by a modern shower room, making it an excellent choice for those who prefer single-level living. The first floor boasts a generously sized bedroom complete with an ensuite bathroom, providing privacy and comfort.

Situated in a prime location, this property offers excellent access to the nearby towns of Bury, Rochdale, and Rossendale, ensuring that all essential amenities and services are within easy reach.

This semi-detached bungalow is a wonderful opportunity for couples or individuals looking for a home that combines practicality with a touch of charm. Don't miss the chance to make this lovely property your own.

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Bond Street, Ramsbottom, BL0 0EW

£280,000

 2  2  1  D

- Semi Detached Dormer Bungalow
 - Spacious Reception Room
 - Garage Parking
 - EPC Rating: D
- Two Bedrooms
 - Fitted Kitchen With Appliances
 - Tenure: Freehold
- Two Bathrooms
 - Enclosed Rear Garden
 - Council Tax Band: C

Ground Floor

Kitchen

11'11 x 9'6 (3.63m x 2.90m)

UPVC double glazed entrance door, UPVC double glazed window, central heating radiator, panel wall and base units, laminate worktops, integrated oven in high rise unit, four ring electric hob, extractor hood, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated fridge freezer, integrated dryer, integrated dishwasher, integrated washing machine, integrate microwave oven, vinyl flooring and door to inner hall.

Inner Hall

UPVC double glazed window, central heating radiator, smoke alarm, storage including boiler, stairs to first floor and doors to reception room, bedroom two and shower room.

Shower Room

8'8 x 5'10 (2.64m x 1.78m)

UPVC double glazed frosted window, central heating radiator, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, walk in direct feed rainfall shower with rinse head, PVC panel ceiling, part PVC panel elevation and wood effect flooring.

Bedroom Two

11'10 x 10'3 (3.61m x 3.12m)

UPVC double glazed window and central heating radiator.

Reception Room

28'4 x 10'9 (8.64m x 3.28m)

UPVC double glazed windows and French doors to front, two central heating radiators, living flame gas fire, marble effect hearth and surround and UPVC double glazed sliding doors to conservatory.

Conservatory

12'1 x 9'10 (3.68m x 3.00m)

Mostly UPVC double glazed pitched double glazed roof, central heating radiator, tiled floor and UPVC double glazed French doors to rear.

First Floor

Landing

Door to bedroom one.

Bedroom One

19'1 x 10'9 (5.82m x 3.28m)

Two Velux windows, two central heating radiators, eaves storage and door to en suite.

En Suite

12' x 7'3 (3.66m x 2.21m)

Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, corner wood panel bath with mixer tap and rinse head over, extractor fan, eaves storage and part tile elevation.

External

Front

Slate chipped bedding areas, paving and single garage.

Tel: 01706215618



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