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**303 ROCHDALE ROAD, RAMSBOTTOM, BURY, LANCASHIRE BL0 0RN**

**£220,000**



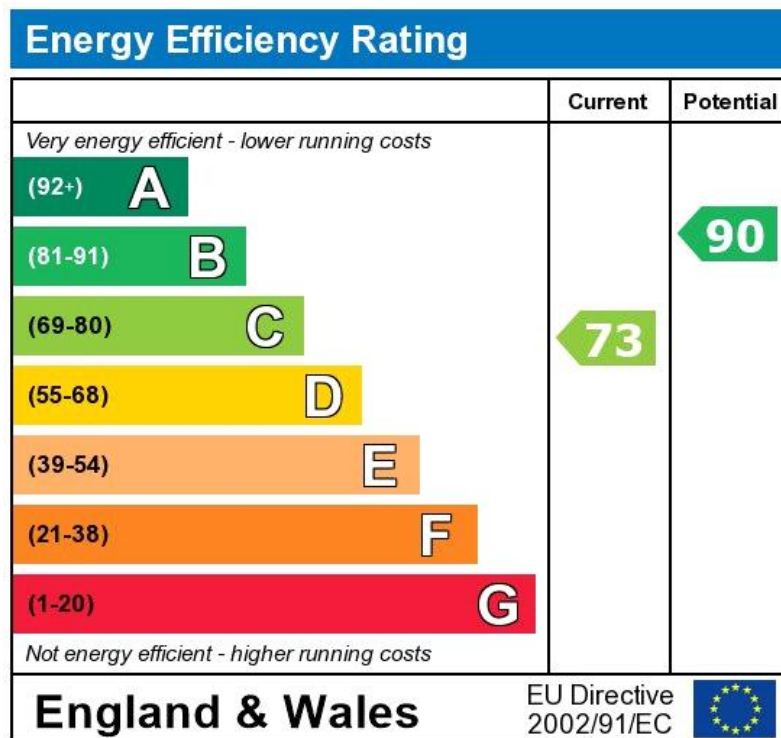
**ROCHDALE ROAD, TURN VILLAGE, EDENFIELD**

**PROPERTY REFERENCE CODE: RS0002**

## **303 ROCHDALE ROAD, RAMSBOTTOM, BURY, LANCASHIRE BL0 0RN**

Dating back to 1860, this cottage is ready to move into and occupies a semi-rural location of Turn Village, Edenfield with stunning open views over the adjoining countryside. Once dated this property has been transformed by the sellers.

- DOUBLE GLAZING
- FITTED BATHROOM
- FITTED KITCHEN
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- WOOD BURNER
- WOODEN BEAMS
- 1860'S STONE COTTAGE
- COUNTRYSIDE VIEWS
- GARAGE & LAND AVAILABLE TO RENT VIA LICENCE
- WOOD & GLASS BALUSTRADE
- BLEND OF MODERN AND ORIGINAL FEATURES



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### **This property consists of:**

Dating back to 1860 take a look at this period cottage in Turn Village, Edenfield. Since the current owners bought the property, they have sensitively improved it throughout – including kitchen, bathroom, stylish balustrade – bringing it up-to-date and future-proofing it for its new residents. The current owners took this property which was dated back to brick and transformed it throughout with immaculate presentation, stylish decoration and modern fixtures and fittings. Positioned in the sought after location of Turn Village within Edenfield. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rossendale, Bury, Rochdale, Manchester and motorway network. With original features and breath-taking views. With detached garage to rear with additional off road parking available to lease. Tiered garden with barbecue area to rear elevation.

Council Tax Band: Band B (Rossendale Borough Council )

Tenure: Leasehold

Ground Rent: £1.5 per year

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: Cable

**Entrance Vestibule****w: 0.97m x l: 0.89m**

UPVC double glazed frosted front door, tiled flooring and oak single glazed door to reception room.

**Lounge****w: 4.57m x l: 4.37m**

UPVC double glazed window, central heating radiator, exposed beams, picture rail, cast iron multifuel burner with stone hearth and oak mantel, dado rail, television point, wood effect laminate flooring and oak door to kitchen/dining area.

**Kitchen****w: 4.37m x l: 2.77m**

UPVC double glazed window, central heating radiator, range of wall and base units with oak worktops, tiled splashback, ceramic Belfast sink with mixer tap, double gas oven with four ring gas hob and extractor hood, integrated fridge freezer, dishwasher and washing machine, spotlights, integrated boiler, integrated foldable breakfast bar, tiled flooring, UPVC double glazed frosted stable door to rear and stairs to first floor.

**FIRST FLOOR:****Landing****w: 3.66m x l: 1.83m**

Loft access, smoke detector, oak doors leading to two bedrooms, family bathroom and storage cupboard.

**Bedroom 1****w: 3.66m x l: 3.02m**

UPVC double glazed window, central heating radiator, television point and two feature wall lights.

**Bedroom 2****w: 4.52m x l: 2.79m**

UPVC double glazed window and central heating radiator.

**Bathroom****w: 3.68m x l: 1.4m**

UPVC double glazed frosted window, central heating radiator, panel bath with direct feed rainfall shower and rinse head, vanity top wash basin with mixer tap, low base WC, tiled elevations, spotlights and tiled flooring.

**Garden**

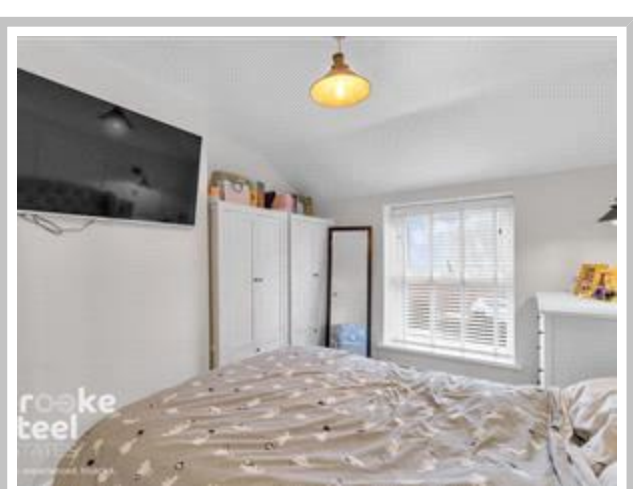
Pavement fronted. Tiered garden with paving, stone chip areas, access to detached garage. There is an additional piece of land to the rear which is currently held on a licence with an annual ground rent of £120.00 per annum. Detached garage. Pleasant open aspect to front with extensive panoramic views to rear over adjoining countryside.

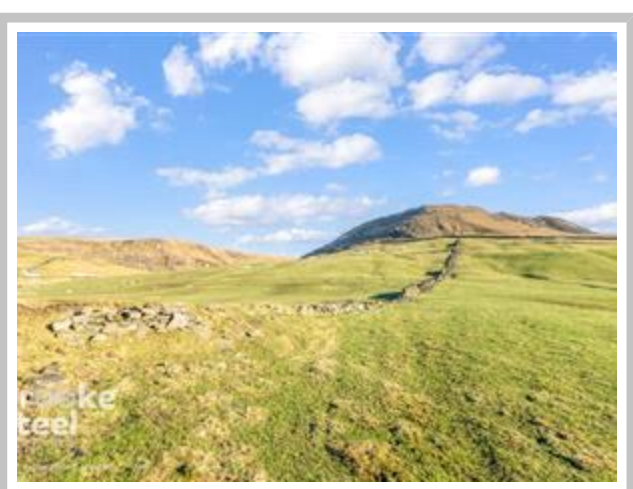
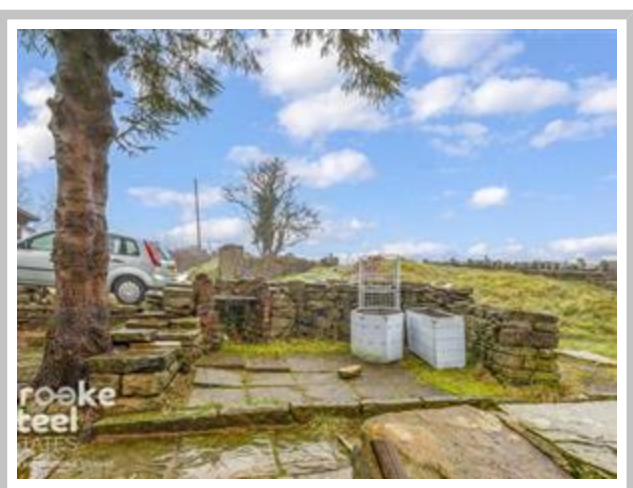
**Seller's Comments**

When we started looking at houses we knew we wanted something we could make our own, this was the first house we viewed and we knew right then that it was the house for us. We got the keys in August and started working on it right away, we moved in the following July. We got engaged in this house and brought our first baby home here. We're truly devastated to have to sell and I honestly believe that if we didn't need the extra room to grow our family we would stay here. All our neighbours are lovely, with some even coming to our wedding in May. We'll miss the views and everything about house we've made our first home, but we're excited for whoever gets to enjoy it next.









**TENURE:** We have been advised by the Vendors the property is Leasehold. It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.