

**77 CHATTERTON ROAD, CHATTERTON VILLAGE, STUBBINS, LANCASHIRE BL0  
0PQ**

**OFFERS OVER £250,000**



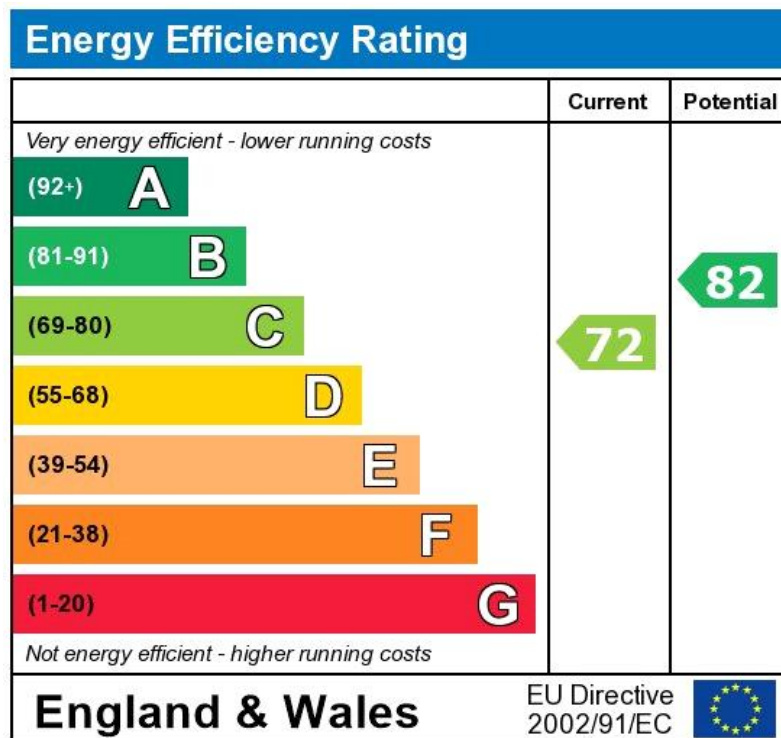
**CHATTERTON ROAD, CHATTERTON VILLAGE,  
RAMSBOTTOM**

**PROPERTY REFERENCE CODE: RS0008**

## **77 CHATTERTON ROAD, CHATTERTON VILLAGE, STUBBINS,** **LANCASHIRE BL0 0PQ**

Chatterton Village is a hidden gem with a lovely community. This cottage has two bedrooms and multi purpose loft conversion currently used as a bedroom. Beautifully built and steeped in character. Enjoying open views to the front elevation. 1870's cottage with period features and modern comfort.

- DOUBLE GLAZING
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- MULTI PURPOSE LOFT ROOM
- TWO BEDROOMS
- REAR COURTYARD
- 1870'S COTTAGE
- PERIOD PROPERTY
- HIVE HEATING SYSTEM
- FOUR PIECE BATHROOM SUITE
- OPEN VIEWS



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:**

Charming 1870's cottage with period features, modern comforts, and open views.

A rare opportunity to acquire one of three charming cottages dating back to the 1870's, beautifully built and steeped in character. These delightful homes retain original features including ornate coving and period detailing, offering a glimpse into their rich heritage.

Enjoying open views to the front, creating a sense of space and tranquillity, while still being conveniently located for local amenities.

The interiors blend traditional charm with modern comforts, featuring a multi-fuel burner to provide warmth and ambience throughout the year. The modern, well-equipped kitchen offers a perfect space for cooking and entertaining, with high-quality fittings and plenty of storage.

The bathroom is equally impressive, boasting a four-piece suite, complete with a roll-top bath, creating a luxurious space for relaxation.

With a seamless balance of historical character and contemporary living, these cottages offer a truly unique lifestyle opportunity.

## Chatterton – A Hidden Gem in Ramsbottom

Nestled just outside the bustling heart of Ramsbottom, Chatterton is a peaceful and picturesque village that offers the perfect balance of rural charm and modern convenience. With its lovely stone cottages, tranquil surroundings, and a strong sense of community, it's an ideal place to call home for those looking to escape the noise of city life without being too far from everything they need.

The village is known for its beautiful open countryside views, making it a popular choice for nature lovers and those who enjoy outdoor activities like walking, cycling, or simply taking in the scenic beauty. The village also offers a friendly, welcoming atmosphere, with local residents often found chatting in the village shop or enjoying a coffee at the local café.

Despite its rural feel, Chatterton is well connected to Ramsbottom and beyond, with easy access to shops, schools, and transport links. Whether you're commuting to Manchester or looking for weekend getaways to nearby parks and nature reserves, Chatterton offers the perfect base.

In short, living in Chatterton is like having the best of both worlds—peaceful village life with easy access to everything you need. It's a place where people look out for each other and where the beauty of nature is just outside your door.

Council Tax Band: C (Rossendale Borough Council )

Tenure: Leasehold (847 years)

Ground Rent: £1 per month

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

### Entrance hall

### Dining

w: 3.05m x l: 3.35m

### Lounge

w: 4.27m x l: 4.57m

### Kitchen

w: 3.35m x l: 1.83m

### Landing

### Bedroom 1

w: 4.57m x l: 3.05m

### Bedroom 2

w: 3.05m x l: 2.13m

### Loft room

w: 5.49m x l: 4.57m

### Externally

### Storage Cupboard-External

w: 0.91m x l: 1.83m

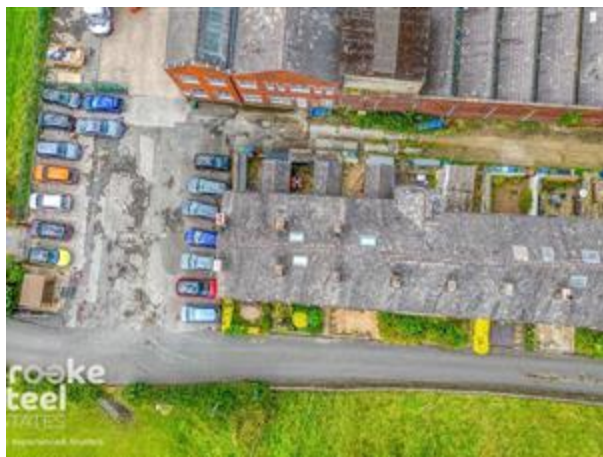
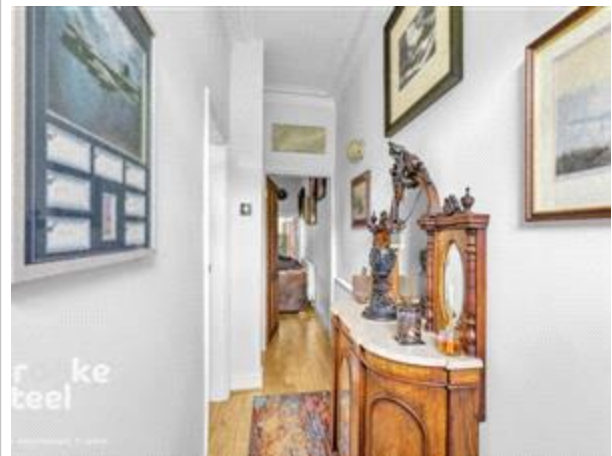
### Rear Garden











**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.