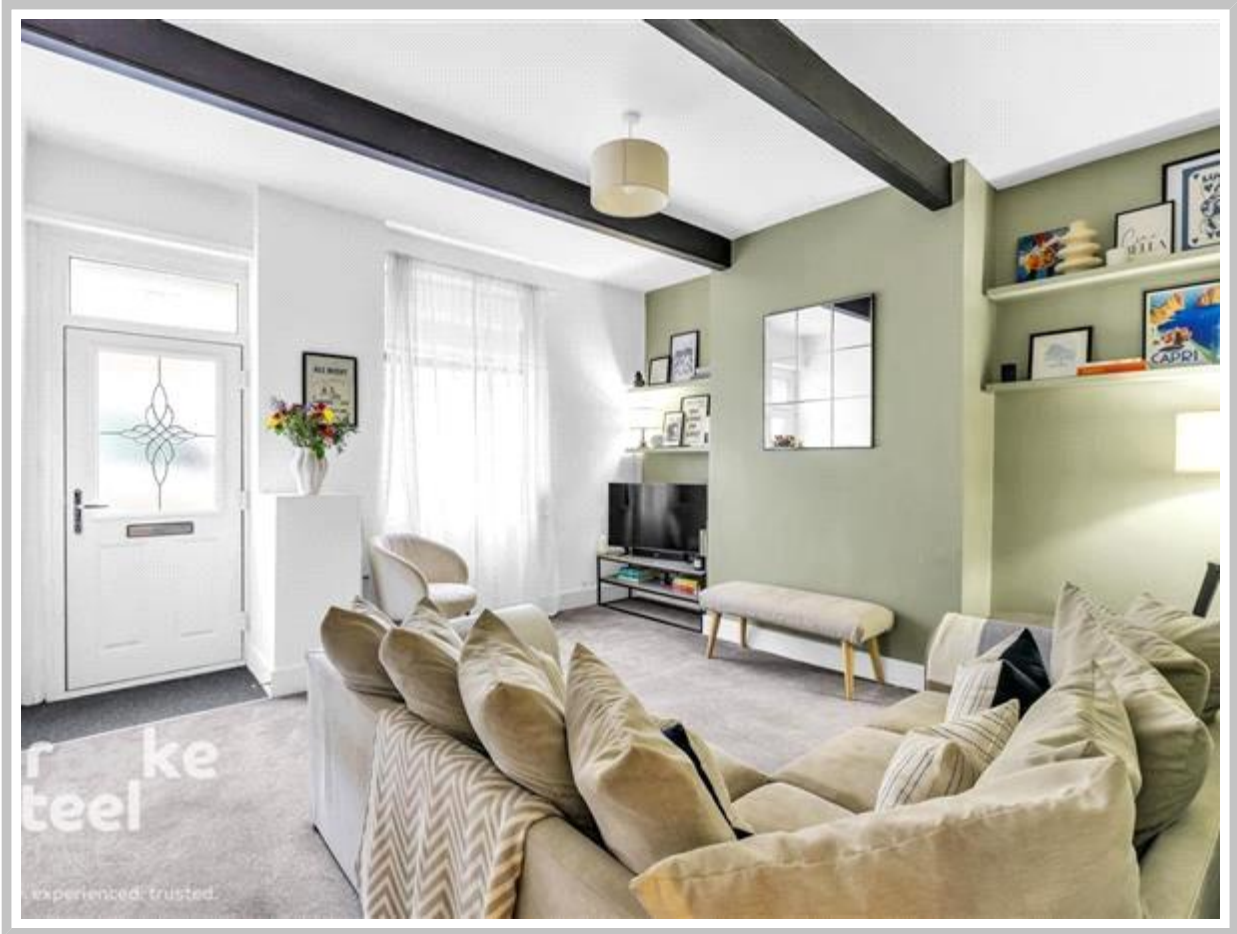


**273 BOLTON ROAD NORTH, STUBBINS, RAMSBOTTOM, BURY, LANCASHIRE BL0
0SA**

£190,000



BOLTON ROAD NORTH, STUBBINS

PROPERTY REFERENCE CODE: RS0146

273 BOLTON ROAD NORTH, STUBBINS, RAMSBOTTOM, BURY, **LANCASHIRE BL0 0SA**

Well-presented two-bedroom cottage in a sought-after location in Stubbins, Ramsbottom. This property features a bright lounge, modern fitted kitchen, utility room, and a convenient downstairs WC. With two spacious bedrooms and a stylish bathroom, plus a courtyard to the rear.

- DOWNSTAIRS WC
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- UTILITY ROOM
- STONE COTTAGE
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- WELL PRESENTED

This property consists of:

Attractive Two-Bedroom Terrace located in Stubbins, Ramsbottom. This delightful two-bedroom terrace is ideally situated in the heart of Stubbins, making it a great choice for anyone seeking comfort and convenience. Upon entering, you'll find a bright and welcoming lounge, perfect for relaxing after a long day. The modern kitchen is well-equipped for preparing your favourite meals, and with two double bedrooms, there's plenty of space to unwind. With downstairs WC and utility room. The stylish family bathroom adds a touch of elegance, making this home truly inviting. An enclosed courtyard at the rear. It's a lovely spot for enjoying your morning coffee. Located on Bolton Road North, you are just a short walk from local shops, schools, and transport links, ensuring everything you need is within easy reach. Stubbins is a delightful area within Ramsbottom, ideally located near both the town centre and the picturesque village of Edenfield. This vibrant community offers a wonderful blend of rural tranquillity and modern convenience, making it an appealing place to call home. Residents benefit from a good selection of local shops, cafes, and amenities, ensuring that everyday needs are easily met. Well-connected by public transport, Stubbins provides quick access to Ramsbottom and Edenfield, as well as nearby towns like Bury and Manchester. Nestled in the stunning Rossendale Valley, the area is surrounded by rolling hills and lush greenery, perfect for outdoor enthusiasts. Numerous walking and cycling paths allow you to fully embrace the beautiful countryside, while local parks offer excellent spots for relaxation and family outings. Known for its friendly atmosphere, Stubbins hosts various local events that foster a strong sense of community. The area is served by good local schools, making it a popular choice for families seeking a welcoming neighbourhood. With its rich heritage and historic buildings, Stubbins adds a unique charm to the Ramsbottom area, reflecting its place in local history. Combining community living with access to natural beauty, Stubbins is an ideal location for anyone looking for a peaceful yet vibrant lifestyle.

Council Tax Band: A (Rossendale Borough Council)

Tenure: Leasehold

Garden details: Rear Garden

Electricity supply: Mains

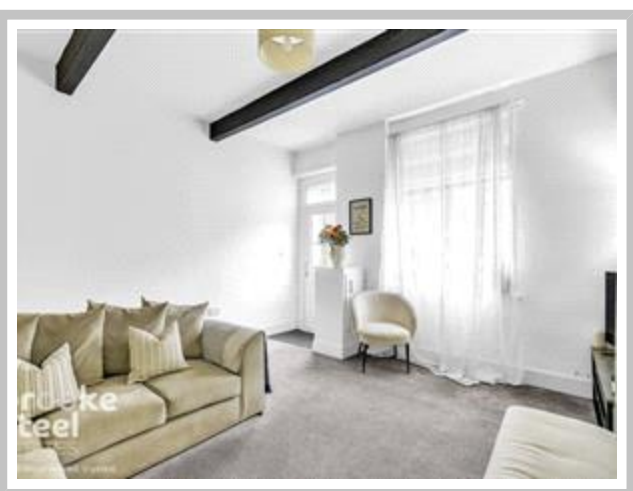
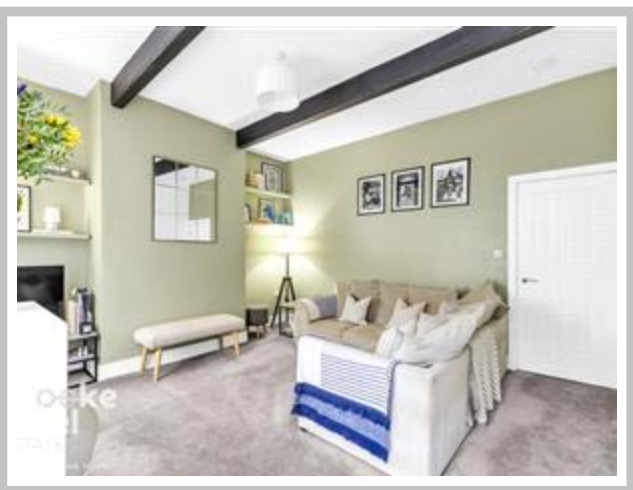
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Lounge	w: 4.29m x l: 4.11m
Kitchen/diner	w: 4.29m x l: 3.58m
Utility Room	w: 1.45m x l: 2.51m
WC	w: 1.45m x l: 1.55m
Bedroom 1	w: 4.29m x l: 3.3m
Bedroom 2	w: 2.39m x l: 3.51m
Bathroom	w: 1.8m x l: 2.74m
Landing	w: 4.29m x l: 1.6m







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.