



## Bolton Road North, Stubbins

**Offers Over £190,000** Leasehold

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 |

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## Bolton Road North, Stubbins

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 (833 years)

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

### Lounge

w: 4.29m x l: 4.11m (w: 14' 1" x l: 13' 6")

### Kitchen/diner

w: 4.29m x l: 3.58m (w: 14' 1" x l: 11' 9")



**Utility Room**

w: 1.45m x l: 2.51m (w: 4' 9" x l: 8' 3")

**WC**

w: 1.45m x l: 1.55m (w: 4' 9" x l: 5' 1")

**Bedroom 1**

w: 4.29m x l: 3.3m (w: 14' 1" x l: 10' 10")

**Bedroom 2**

w: 2.39m x l: 3.51m (w: 7' 10" x l: 11' 6")

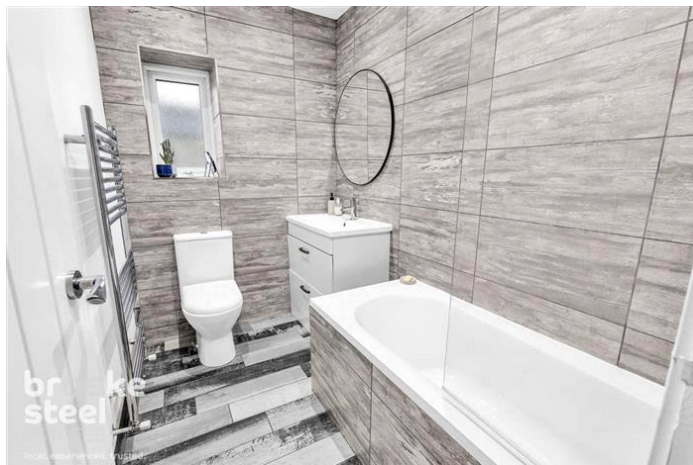
**Bathroom**

w: 1.8m x l: 2.74m (w: 5' 11" x l: 9' )

**Landing**

w: 4.29m x l: 1.6m (w: 14' 1" x l: 5' 3")

**Outside**



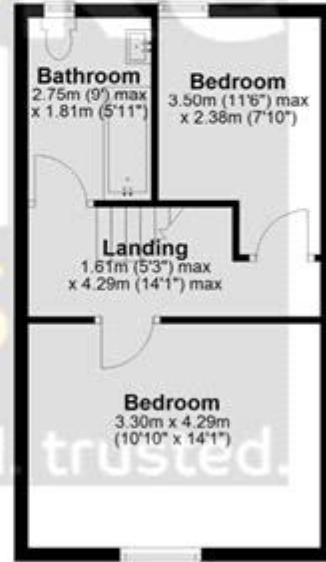
### Ground Floor

Approx. 39.6 sq. metres (426.3 sq. feet)



### First Floor

Approx. 33.4 sq. metres (359.0 sq. feet)



Total area: approx. 73.0 sq. metres (785.3 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.