



## Edith Street, Shuttleworth Offers Over £200,000

Beautifully presented 2-bed stone-built home on quiet residential street in Shuttleworth. Blending character with modern style, it offers a lounge with feature fireplace, kitchen diner, two well-proportioned bedrooms, modern bathroom and private courtyard garden.

Gas Central Heating | On Street Parking | Rear Courtyard | Two Bedrooms Offering Well-Proportioned Accommodation | Family Bathroom With Modern White Suite | Stylish Kitchen Diner Ideal For Cooking And Dining | Contemporary Fitted Kitchen With Ample Storage | Bright And Airy Living Spaces Throughout | Practical Layout Designed For Everyday Living | Victorian Terrace | Secluded to

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## Cottage For Sale

Situated on a quiet and highly regarded residential street, this beautifully presented two-bedroom stone-built home combines timeless character with modern interiors, creating a superb turnkey property ideal for first-time buyers, downsizers, or anyone seeking a charming home within easy reach of local amenities and scenic countryside walks.

The accommodation begins with a welcoming entrance vestibule and generously proportioned living room, a warm and inviting space rich in character, featuring high ceilings and an attractive feature fireplace that forms a cosy focal point. To the rear, a stylish kitchen diner offers an excellent balance of practicality and sociable living, fitted with contemporary cabinetry, contrasting work surfaces, and ample space for appliances, making it ideal for both everyday use and entertaining.

To the first floor, the property offers two well-proportioned bedrooms. The spacious principal bedroom provides ample room for freestanding furniture, while the second bedroom is perfectly suited as a guest room, nursery, or home office. A modern family bathroom completes the accommodation, finished with a crisp white suite and tasteful tiling.

Externally, the property enjoys a private, low-maintenance courtyard garden to the front, offering an ideal space for outdoor seating and relaxed entertaining.

At Top Mill Park, the communal green space is enhanced by a small stream running alongside the development, adding a natural and peaceful backdrop to the setting.

The landscaped area includes seating spots and informal table areas, designed for residents to relax, socialise, or enjoy the outdoors. These are complemented by well-tended planting, seasonal flowers, and greenery that soften the modern surroundings and create a more inviting atmosphere.

Together, the stream, planting, and seating areas give the development a calm, garden-like feel, offering a pleasant communal space that blends natural features with thoughtful landscaping.

Perfectly positioned within easy reach of Ramsbottom village, excellent transport links, and surrounding open countryside, this charming home offers an exceptional blend of character, comfort, and convenience.



Council Tax Band: B (Bury Metropolitan Borough)

Council)  
Garden details: Rear Garden, Terrace  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

**Entrance Vestibule**

w: 1.52m x l: 0.61m (w: 5' x l: 2' )

**Living room**

w: 4.27m x l: 4.57m (w: 14' x l: 15' )

**Kitchen/diner**

w: 4.27m x l: 3.35m (w: 14' x l: 11' )

**First Floor**

**Landing**

w: 1.22m x l: 0.61m (w: 4' x l: 2' )

**Bedroom 1**

w: 4.27m x l: 4.57m (w: 14' x l: 15' )

**Bedroom 2**

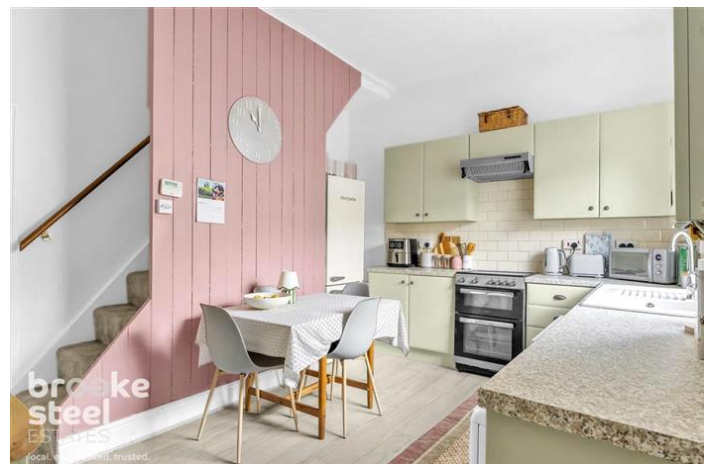
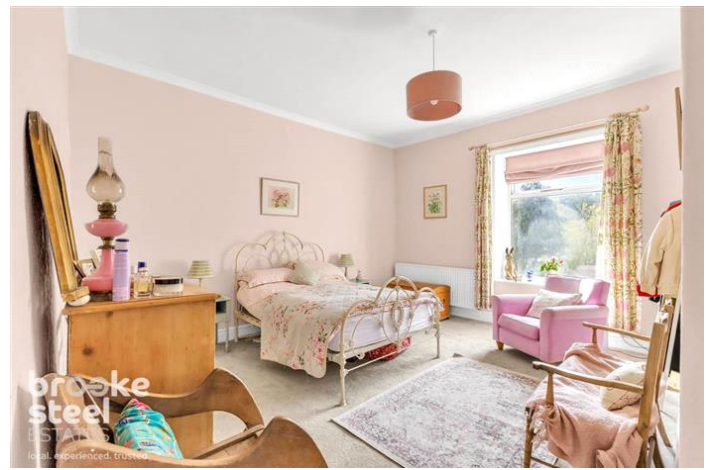
w: 3.05m x l: 2.44m (w: 10' x l: 8' )

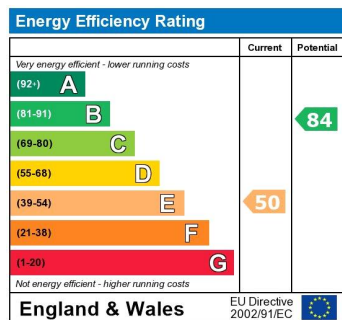
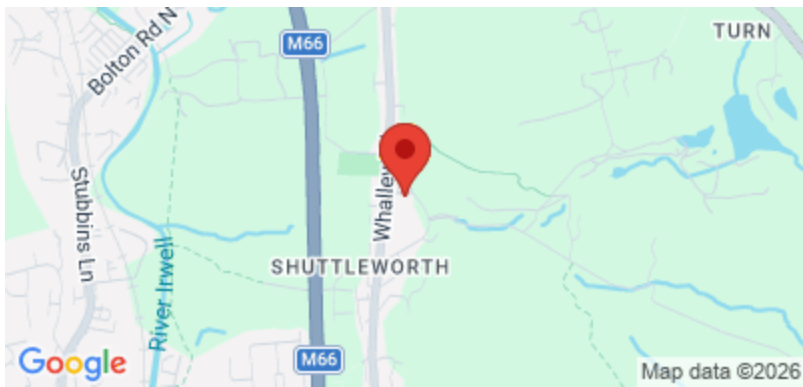
**Bathroom**

w: 2.13m x l: 1.52m (w: 7' x l: 5' )

**Garden**

Rear courtyard garden is fully paved for low maintenance and offers a private, enclosed space. It benefits from two useful storage cupboards and is finished with an attractive pink door featuring a gold knocker, adding character and a welcoming focal point. To the front of the property is a private, low-maintenance courtyard garden, gravelled for ease of upkeep and ideal for outdoor seating and potted planting. The space feels secluded and peaceful, enjoying an outlook over trees and shrubs, creating a pleasant natural backdrop and an enhanced sense of privacy.





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/fixtures 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.