



Fern Street, Ramsbottom, Offers Over £325,000 Leasehold

Charming end of terrace stone cottage featuring a bay window. It includes a vestibule, hall, lounge, dining room, kitchen, utility, WC, & an additional sitting room. The first floor has two bedrooms along with a modern luxury shower room. With loft room & cellar/basement. Front & rear outside spaces

Bay Window Adds Character to the Property | Convenient WC Enhances Functionality | Well-Appointed Kitchen Leads To A Utility Room | Separate Dining Room Is Perfect For Gatherings | Welcoming Lounge Provides a Cosy Atmosphere | Fern Street, Ramsbottom Is A Charming End Of Terrace Stone Cottage | Additional Sitting Room Offers Extra Space | First Floor Features Two Spacious Bedrooms |

01706 940 335
hello@brookesteel.co.uk

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Fern Street, Ramsbottom is a beautifully presented end of terrace stone cottage, garden fronted and featuring a charming bay window. This substantial stone-built property comprises a welcoming lounge, a separate dining room, and a well-appointed kitchen that leads to a utility room and a convenient WC. For added comfort, there is an additional sitting room, perfect for family gatherings or relaxation. The first floor offers two spacious bedrooms, while a loft room provides extra living space or a potential third bedroom. A standout feature of the home is the modern luxury shower room, designed with high-end finishes and contemporary fixtures, creating a spa-like atmosphere. Additionally, the property boasts extra storage in the basement with plumbing and electrics, offering ample and functional space for belongings and appliances. Located in the heart of Ramsbottom, this cottage is within easy reach of the town's vibrant amenities, including an array of independent shops, cafes, and restaurants. The town is known for its rich history and community spirit, hosting various events throughout the year, such as the popular Ramsbottom Festival and the annual Chocolate Festival. With beautiful countryside nearby, residents can enjoy scenic walks and outdoor activities, making it an ideal location for families and those seeking a friendly, community-oriented environment. With gas-fired central heating, this home combines traditional character with modern convenience, making it an excellent choice for family living.

Council Tax Band: B (Bury Metropolitan Borough Council)

Tenure: Leasehold

Porch

Hall

Lounge

w: 3.66m x l: 3.66m (w: 12' x l: 12')

Dining Room

w: 4.88m x l: 3.96m (w: 16' x l: 13')

Living room

w: 3.96m x l: 2.44m (w: 13' x l: 8')

Kitchen

w: 5.18m x l: 2.44m (w: 17' x l: 8')

Utility

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

WC

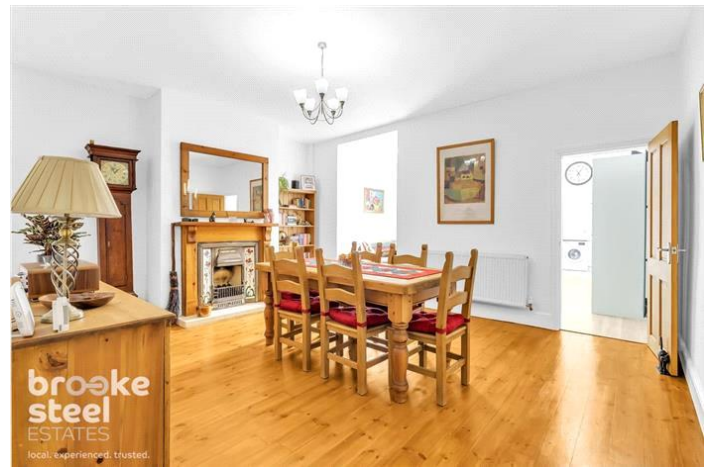
Cellar

w: 3.66m x l: 4.88m (w: 12' x l: 16')

Cellar has heating, lighting and power with plumbing for a washing machine.

Bedroom 1

w: 3.35m x l: 4.88m (w: 11' x l: 16')



Landing

Inner Landing

Bedroom 2

w: 3.05m x l: 2.74m (w: 10' x l: 9')

Shower

Loft room

w: 4.88m x l: 4.27m (w: 16' x l: 14')

Externally

Front Garden

Rear Garden

Seller's Comments

Only selling due to relocation.

The front aspect is not overlooked and gives views across Ramsbottom. The location is convenient for walking into Ramsbottom and for commuting further afield.

We love the spacious living area we've created. Very friendly street to live on, with a community feel.

Since living here we've added a kitchen extension to include a downstairs toilet and utility area.

Converted the bathroom to a wet room.

Reconfigured the first floor by converting the two front bedrooms into one large bedroom and opened out the top of the stairs to create more light.

The house has been re-roofed with the addition of two new Velux.

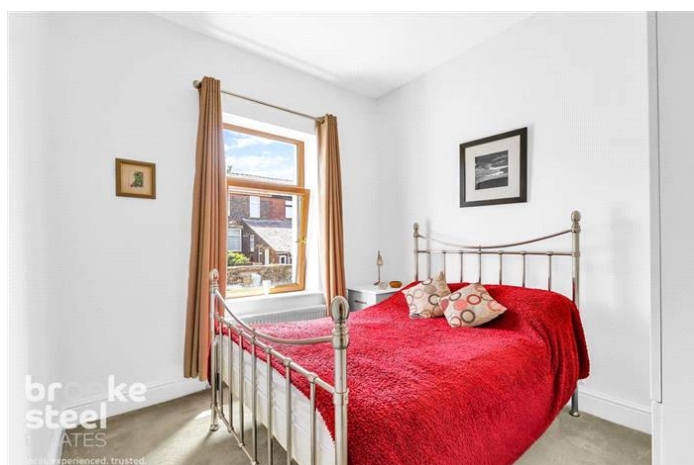
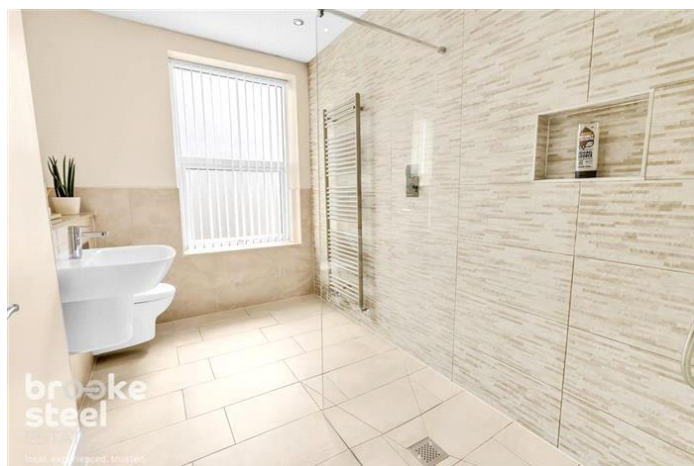
The kitchen was refitted 18 months ago. In the kitchen; Neff hide and slide main oven plus additional Neff combination microwave, Haier flexible zone induction hob and Bosch extractor.

Multi fuel stove in lounge; serviced and chimney swept every year with up to date Hetas certificates.

Cellar has heating, lighting and power with plumbing for a washing machine.

Front windows replaced 10 years ago, Velux in sitting room replaced two years ago, bathroom window replaced six years ago. Remaining back windows when extension was built.

Neighbours are friendly and the street is sociable.





Total area: approx. 163.0 sq. metres (1754.7 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 PlanIt.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(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.