



Bolton Road North, Stubbins, Ramsbottom

Offers Over £150,000 Leasehold

Charming cottage in Stubbins with superb views! Step into a cosy lounge with wooden beams and wood burner. Features a well-equipped kitchen with access to rear. Generous primary double bedroom, additional room and shower room. No onward chain.

Charming Cottage In Stubbins | Superb Front Views | Cosy Lounge With Wooden Beams | Well-Equipped Kitchen | Generous Primary Double Bedroom | Practical Shower Room | Opportunity To Personalise Your Space | No Onward Chain For Smooth Transition | Perfect For First-Time Buyers Or Investors | Bedroom & Additional Room |

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Cottage with Views to Front

Nestled in the charming area of Stubbins, this cosy cottage boasts superb views to the front. Upon entering through the inviting vestibule, you'll find a warm lounge featuring beautiful wooden beams that enhance the character of the space. The well-equipped kitchen is perfect for preparing meals, while the generous primary double bedroom, along with a walk in wardrobe space. A conveniently located shower room adds to the home's practicality. While the house could benefit from a bit of updating, it offers a wonderful opportunity to put your own stamp on it. With no onward chain, this property promises a smooth transition into your new home.

Council Tax Band: B (Rossendale Borough Council)
Tenure: Leasehold (780 years)

Lounge

w: 3.99m x l: 4.09m (w: 13' 1" x l: 13' 5")

Kitchen

w: 2.29m x l: 4.09m (w: 7' 6" x l: 13' 5")

Bedroom 1

w: 2.67m x l: 3.61m (w: 8' 9" x l: 11' 10")

Storage Room

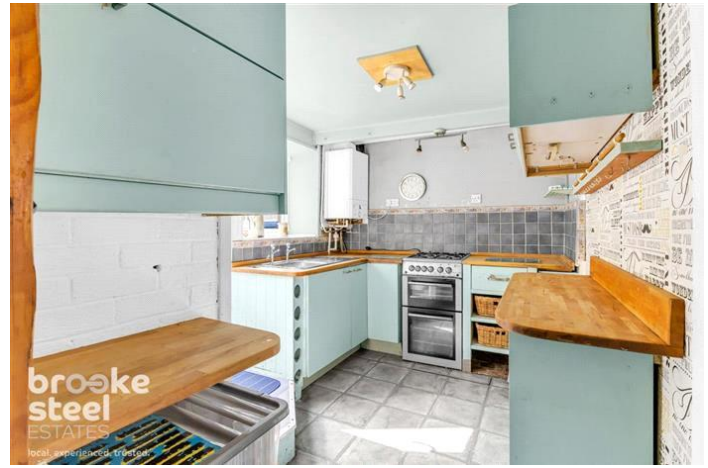
w: 1.7m x l: 2.41m (w: 5' 7" x l: 7' 11")

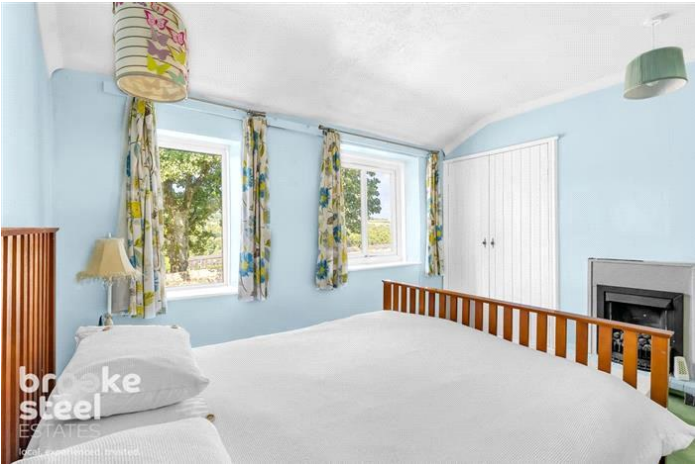
Landing

w: 3.61m x l: 2.18m (w: 11' 10" x l: 7' 2")

Outbuilding

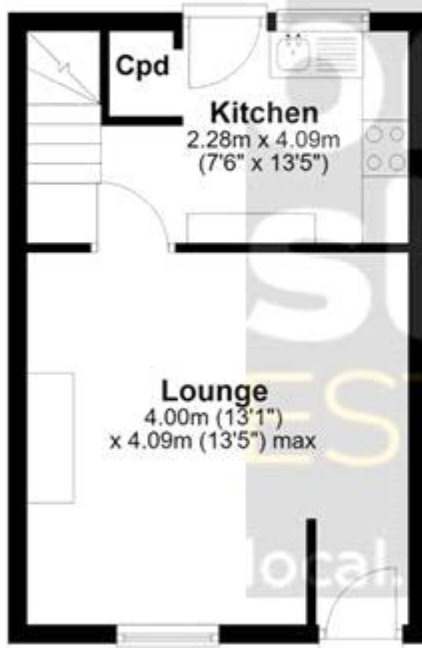
w: 1.91m x l: 1.8m (w: 6' 3" x l: 5' 11")





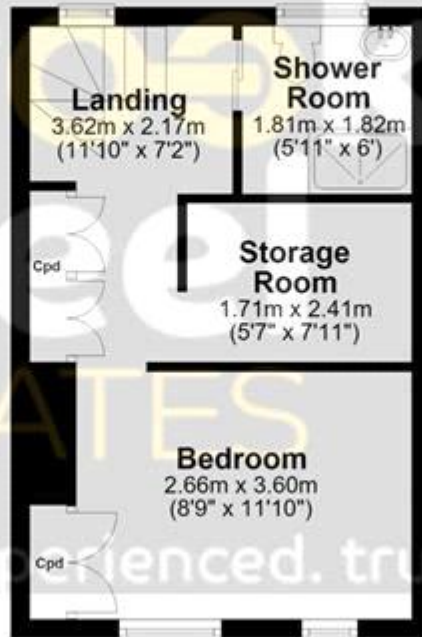
Ground Floor

Approx. 26.1 sq. metres (280.9 sq. feet)



First Floor

Approx. 26.1 sq. metres (280.9 sq. feet)



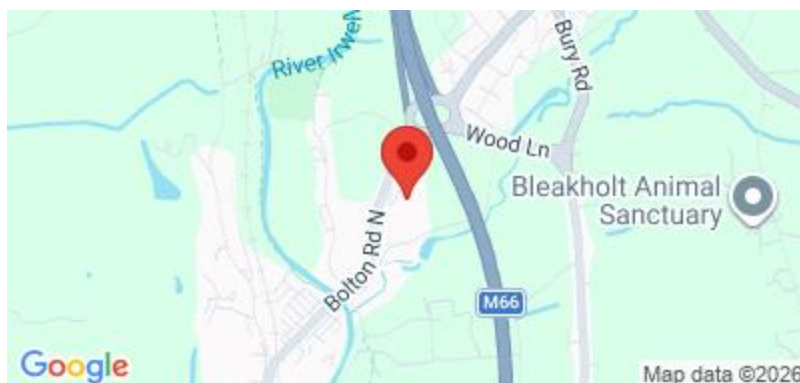
Outbuilding

Approx. 3.5 sq. metres (37.2 sq. feet)



Total area: approx. 55.7 sq. metres (599.0 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.



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/fittings 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.