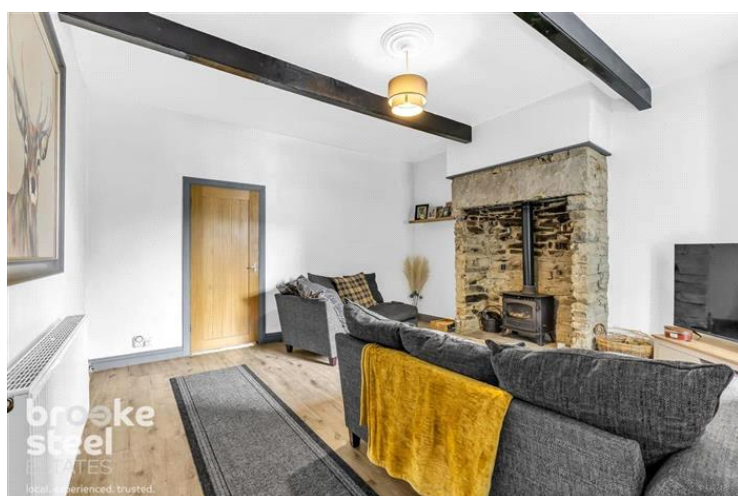




Whalley Road, Ramsbottom

Offers Over £230,000 Freehold

Ever-popular Shuttleworth location on the edge of bustling Ramsbottom. Stone-built 2 double bedroom end terrace with substantial principal bedroom, character fireplace, multi-fuel stove, fitted dining kitchen, 2 cellar rooms currently used as a gym, gardens, gas central heating & double gla

Gas Central Heating | Two Double Bedrooms | Excellent Motorway Access & Gardens | Cellar Currently Used As Gym | Two Useful Cellar Rooms | Fitted Dining Kitchen | Multi-Fuel Stove | Spacious Living Room | Substantial Principal Bedroom | Spacious Stone-Built End Terrace | Double Glazed Windows | Exposed Stone Fireplace |

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Spacious Two Double Bedroom End Terrace with Cellar Gym & Multi-Fuel Stove

Situated in the ever-popular area of Shuttleworth, on the edge of bustling Ramsbottom, this well-presented and spacious stone-built two double bedroom end terrace offers generous accommodation, attractive character features and excellent access to the surrounding areas and motorway network.

The property is ideally positioned for access to Ramsbottom, Edenfield, Norden and Rawtenstall, together with the wider motorway network, making it particularly appealing to commuters. Ramsbottom itself offers an excellent selection of independent shops, cafés, bars, restaurants and local amenities.

Internally, the property boasts a substantial living room featuring an attractive exposed stone fireplace with multi-fuel stove, creating a warm and welcoming focal point. The fitted dining kitchen provides a range of wall and base units, built-in oven, hob and extractor, with a trap door leading down to the two useful cellar rooms.

The cellar is currently utilised as a home gym, highlighting the versatility of this additional space and providing an excellent area for exercise, hobbies, storage or other personal uses, subject to any necessary consents.

To the first floor are two double bedrooms, including an impressive and particularly spacious principal bedroom with built-in cupboards and a window overlooking the front. The second double bedroom overlooks the rear, while the family bathroom comprises WC, wash hand basin and panel bath with shower over.

The property benefits from gas fired central heating and double glazing throughout.

Externally, there is a garden forecourt to the front and an enclosed rear patio garden, providing a pleasant and low-maintenance outdoor space.

Offering an excellent combination of generous accommodation, a substantial principal bedroom, two double bedrooms, versatile cellar space currently used as a home gym, character features and a sought-after location within the ever-popular Shuttleworth area, this attractive home is worthy of an early viewing.

Council Tax Band: B (Bury Metropolitan Borough Council)
Tenure: Freehold



Garden details: Enclosed Garden

Lounge

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

Dining Kitchen

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

First Floor

Bedroom 1

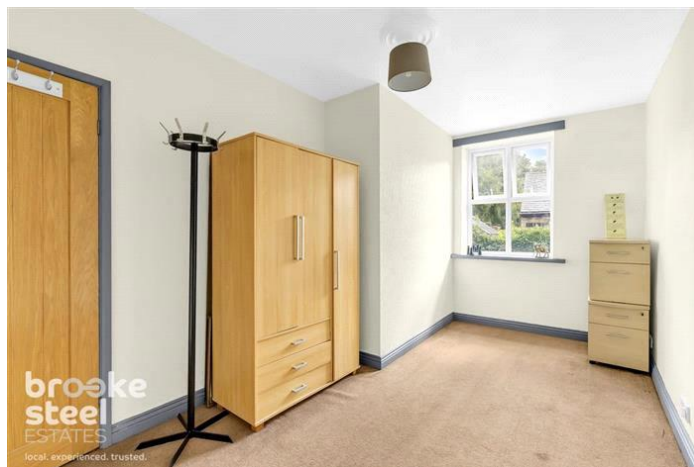
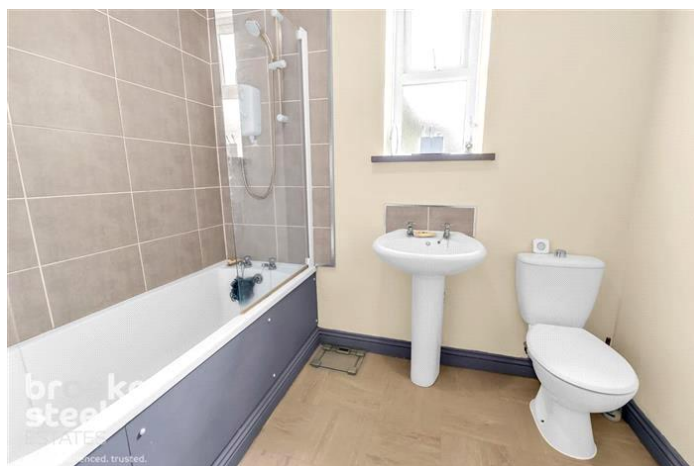
w: 4.27m x l: 4.27m (w: 14' x l: 14')

Bedroom 2

w: 4.27m x l: 2.44m (w: 14' x l: 8')

Bathroom

Rear Garden





Total area: approx. 97.8 sq. metres (1052.7 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 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.