



Bolton Road North, Ramsbottom, Bury

Offers Over £210,000

Character three-bedroom mid-terrace home in sought-after Stubbins, Ramsbottom, arranged over 3 floors. Features include lounge with exposed beam, contemporary kitchen, modern bathroom, gas central heating, double glazing & enclosed paved courtyard. Close to countryside, amenities & transport links

Mid-Terrace Property | Modern Three-Bedroom Home | Arranged Over Three Floors | Sought-After Stubbins Location | Spacious Front

01706 940 335

hello@brookesteel.co.uk

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Three-Bedroom Mid-Terrace Property for Sale in Stubbins, Ramsbottom

This well-presented and modern three-bedroom mid-terrace property is arranged over three floors and ideally situated in the highly sought-after area of Stubbins, Ramsbottom. The accommodation briefly comprises an entrance vestibule, a spacious front lounge featuring an attractive exposed wooden beam, and a stylish contemporary fitted kitchen. The upper floors provide two generous double bedrooms, a well-proportioned single bedroom and a modern three-piece family bathroom, complete with a shower over the bath. Further benefits include gas central heating, uPVC double glazing, neutral décor and quality neutral carpets throughout, creating a bright, welcoming and move-in-ready home. Externally, the property enjoys a private, enclosed paved rear garden, offering a low-maintenance outdoor space ideal for relaxing or entertaining. Situated close to beautiful countryside and walking routes around Holcombe Moor, Stubbins Estate and the Irwell Valley, the property also benefits from easy access to Ramsbottom's shops, cafés, restaurants and leisure facilities. Nearby Edenfield provides further convenient amenities, including Drop Off Café, The Coach pub, a pharmacy, local butchers and Sixsmiths Bakery, while excellent transport links connect the area with Bury, Bolton, Manchester and Rossendale.

Council Tax Band: A (Rossendale Borough Council)
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains

Vestibule

Lounge

w: 4.27m x l: 3.96m (w: 14' x l: 13')

Kitchen

w: 3.35m x l: 3.96m (w: 11' x l: 13')

Landing

Bedroom 1

w: 3.35m x l: 3.96m (w: 11' x l: 13')

Bedroom

w: 3.35m x l: 1.83m (w: 11' x l: 6')

Bathroom

Landing

Bedroom

w: 5.79m x l: 3.66m (w: 19' x l: 12')

Externally

Rear Courtyard

Seller's Comments

The house itself gets really good light and its great for sitting out in the garden too. The top floor especially. It gets most light of the day and at



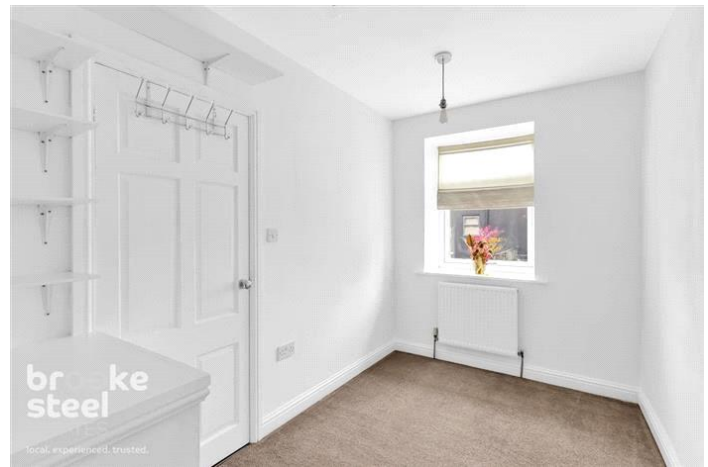
the risk of sounding like a cliché it genuinely is "light and airy" while also feeling cosy during the autumn / winter months, especially when I had the log burner on. Some of my favourite things were the original stone floor and fire tiles and although cleaned and tidied up, the fire place is original too.

The community in Stubbins is great. I've always had lovely neighbours along the row and some have been there for years and years. There's Paul's corner shop across the road which is a gem and has everything you ever need.

Although on the main road it is actually a calm, peaceful place to live and bright great joy.

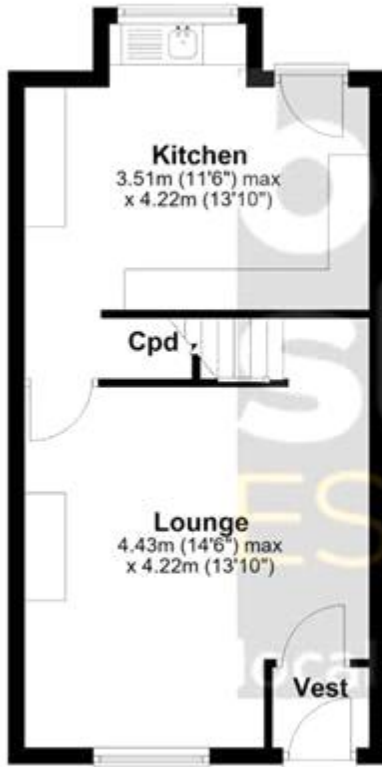
There is of course the practical side - close to Ramsbottom / Rawtenstall / Bury and easy to get to the motorway. There's actually plenty of storage in the house too (more than it looks)

A few things that were done when I moved in / over the years I lived there was a new roof, new electrics and boiler.



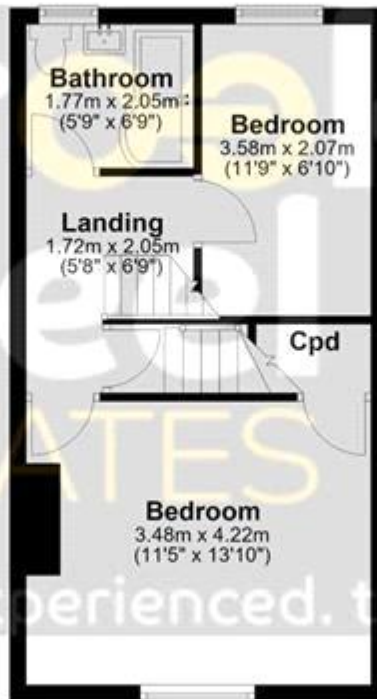
Ground Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



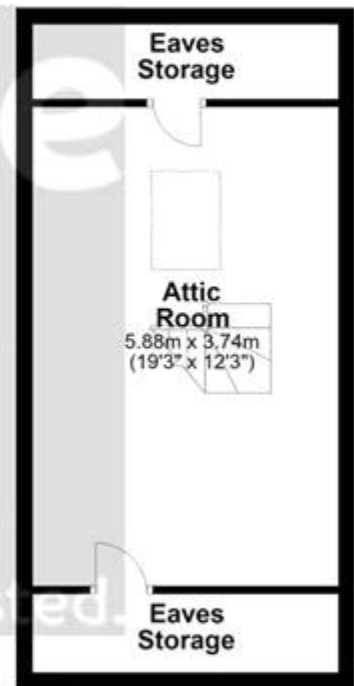
First Floor

Approx. 34.2 sq. metres (368.5 sq. feet)



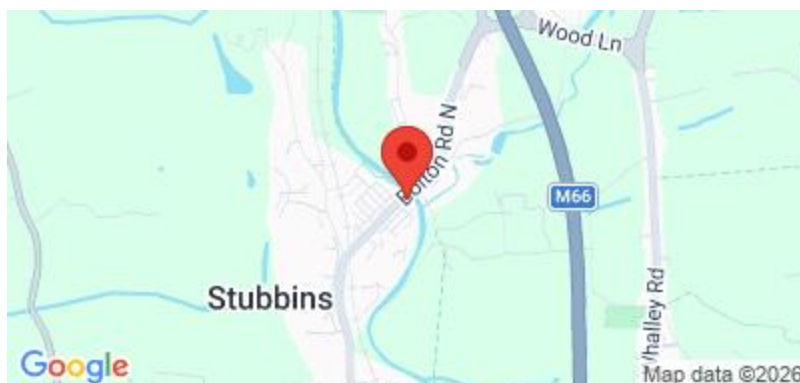
Second Floor

Approx. 29.8 sq. metres (320.3 sq. feet)



Total area: approx. 99.5 sq. metres (1071.3 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	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	60
(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/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.