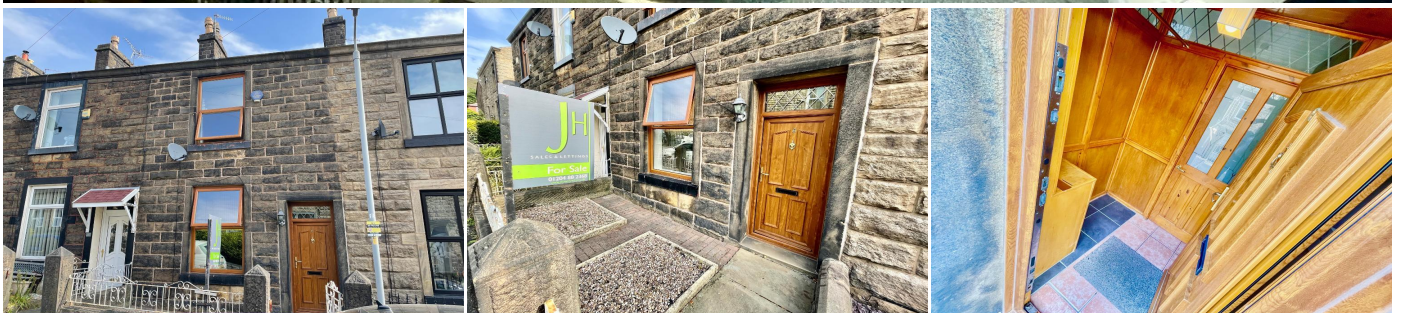


2 Bedroom Stone cottage for Sale - Offers in Region of £180,000

Geoffrey Street, Ramsbottom, Lancs, BL0 9PQ



KEY FEATURES

- DELIGHTFUL MID STONE BUILT COTTAGE • WELL PROPORTIONED ACCOMMODATION • TWO BEDROOMS •
- FEATURE STONE WALL TO LIVING ROOM • DINING KITCHEN WITH BREAKFAST BAR • SOUGHT AFTER LOCATION FOR LOCAL SCHOOLS •
- FOUR PIECE BATHROOM SUITE • ENCLOSED REAR PATIO GARDEN • GAS CENTRAL HEATING/DOUBLE GLAZING • HOLCOMBE BROOK/RAMSBOTTOM CLOSE BY

Description

**** A DELIGHTFUL AND WELL PRESENTED STONE BUILT MID COTTAGE LOCATED WITHIN CLOSE PROXIMITY TO POPULAR LOCAL SCHOOLS ****

We are pleased to list for sale this delightful stone built mid cottage property that offers an ideal first time purchase. Geographically, the property is hard to beat, being in the catchment area of both popular primary and secondary schools together with close proximity to Holcombe Brook and the ever popular Ramsbottom town centre with its' bars, restaurants and shopping facilities.

With scope to add your personal touch internally, the property offers an entrance porch leading to a comfortable living room with feature fireplace and feature brick wall, great sized dining kitchen that offers breakfast bar and ample space for white goods, two bedrooms to the first floor, feature fireplace to the main bedroom and a four piece bathroom suite.

The property offers an attractive frontage with great kerb appeal complimented by a small front garden area and an enclosed rear patio yard area. The property also offers off street parking to the rear.

This property is a fabulous first time buy and viewing is recommended and invited. Please contact our offices on 01204 88 2368 to arrange internal inspection.

Accommodation:

Lounge: 14'4 x 14' (4.37m x 4.27m)

Dining Kitchen: 14' 4 x 10'9 (4.37m x 3.28m)

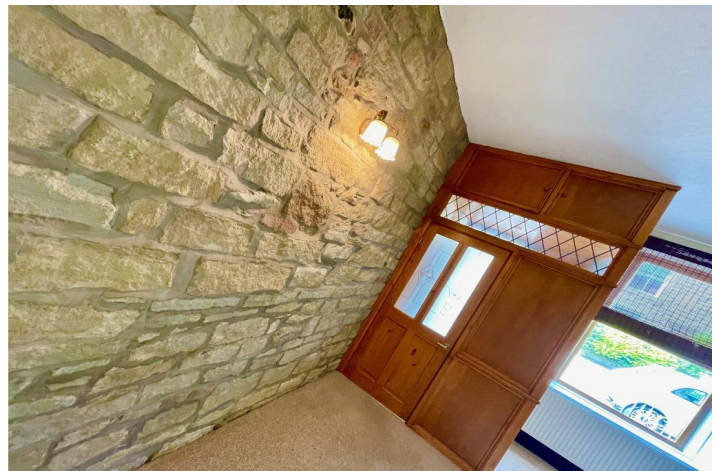
Bedroom 1: 14'4 x 13'10 (4.37m x 4.22m)

Bedroom 2: 10'4 x 6'5 (3.15m x 1.96m)

Bathroom: 7'9 x 7'5 (2.36m x 2.26m)

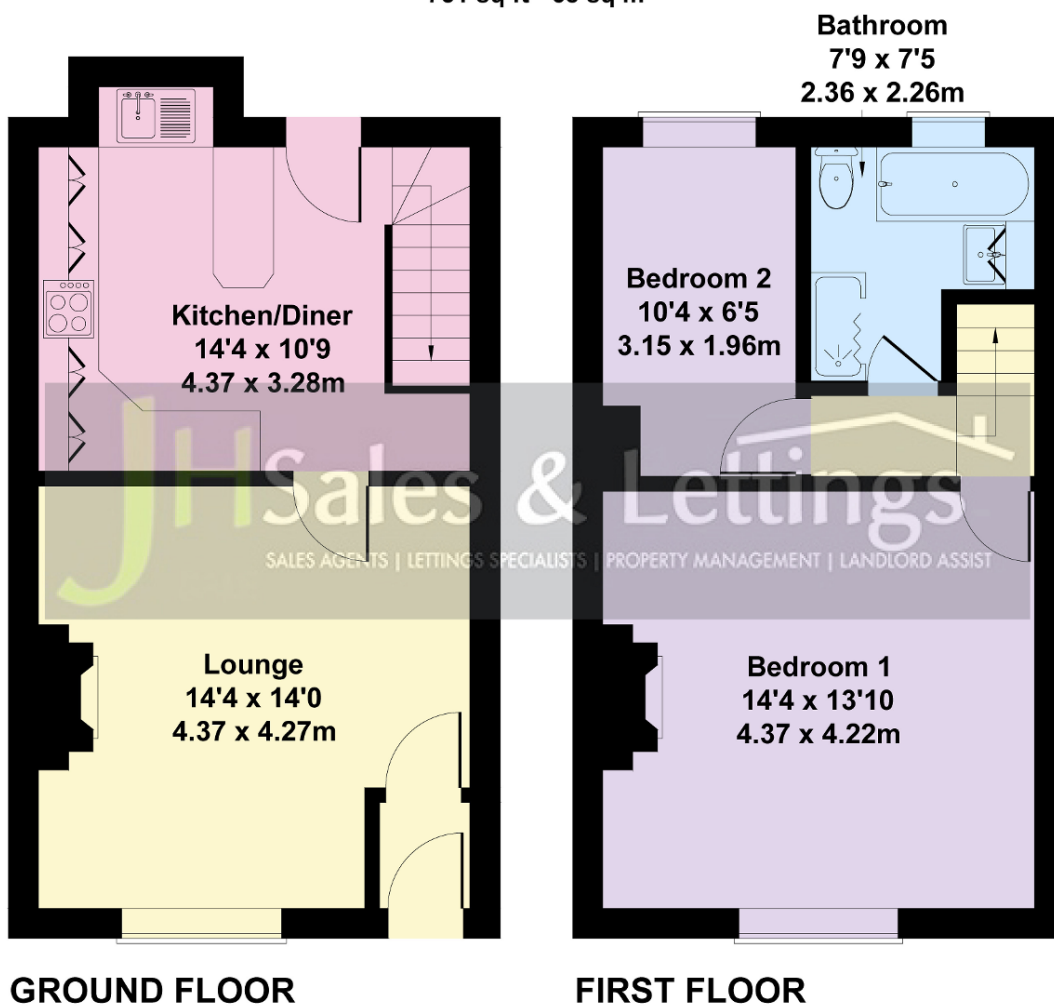
Fixtures and Fittings

All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases are advised to seek legal assistance to clarify the tenure, any boundaries or right of way prior to exchange of contracts.





Approximate Gross Internal Area
731 sq ft - 68 sq m



Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	53 E	
39-54	E		
21-38	F		
1-20	G		