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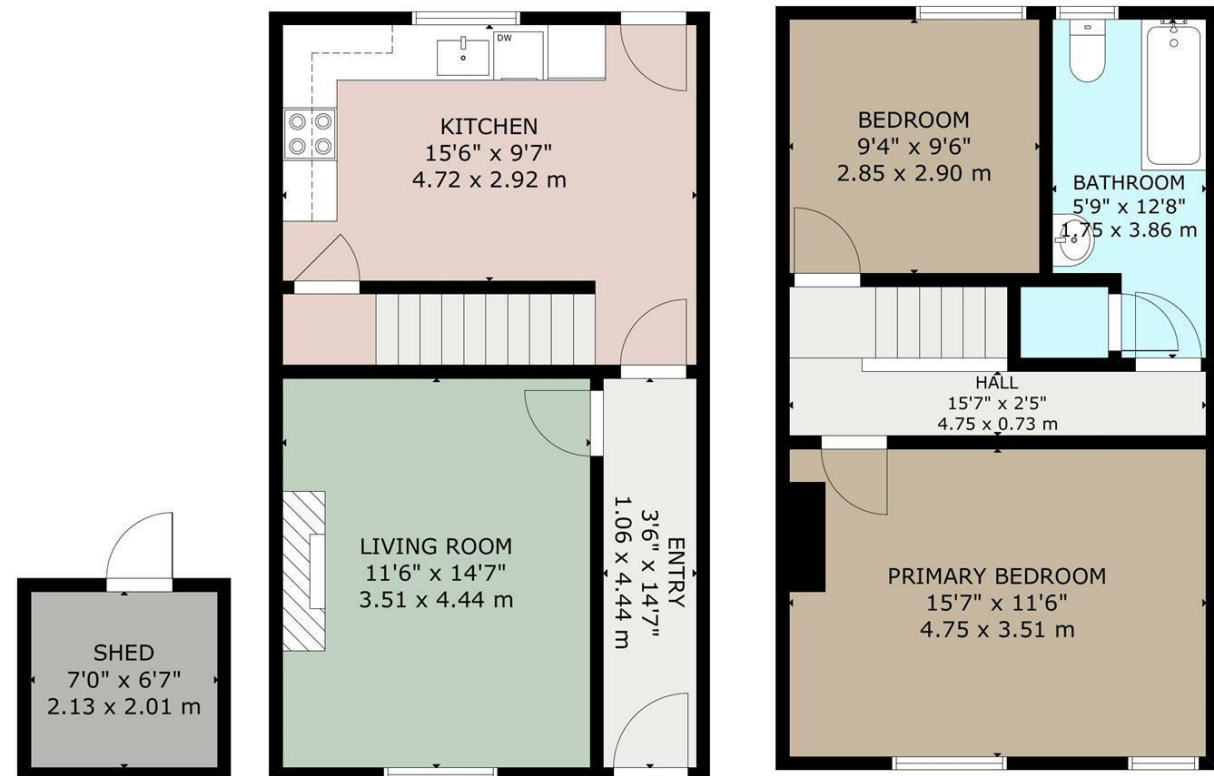


9 Fir Street
Ramsbottom, Bury, BL0 0BJ

Offers in the region of £230,000



- Immaculate two-bedroom terraced, with charm & modern comforts.
- Well-proportioned kitchen/diner with ample storage and generous worktop space.
- Contemporary bathroom offering both style and practicality.
- Private rear yard, perfect for enjoying warmer days or light gardening.
- Ideally located in Ramsbottom, surrounded by scenic countryside, parks & local amenities
- Two generously sized bedrooms providing restful retreats.
- Modern fitted open plan kitchen and dining area
- A Must See!!! To appreciate charm, size & finish of property



GROUND FLOOR

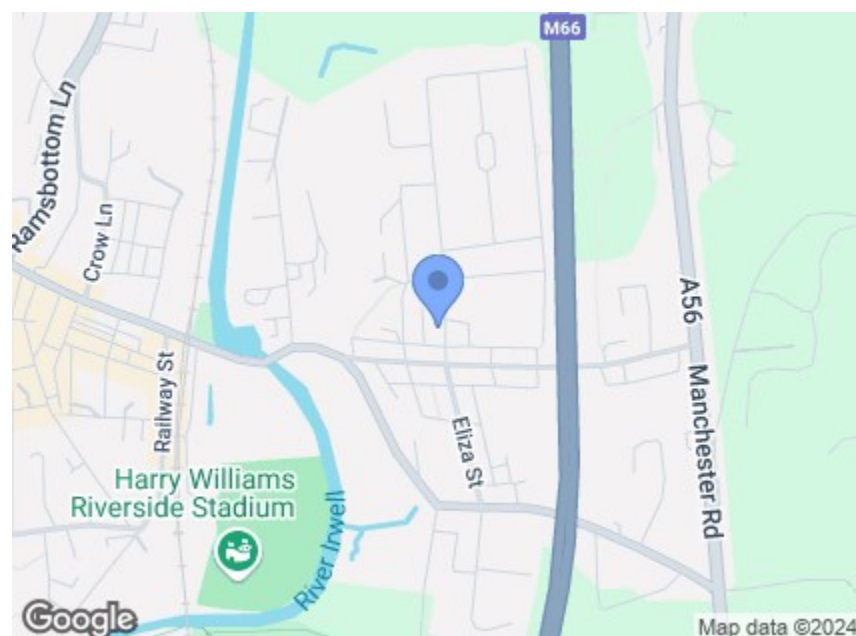
FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 80 m²/860 sq.ft
GROUND FLOOR: 40 m²/430 sq.ft, FIRST FLOOR: 40 m²/430 sq.ft
EXCLUDED AREAS: SHED: 4 m²/46 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - BL0 0BJ What three words -
///contained.record.averts



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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****IMMACULATE TWO BEDROOM STONE COTTAGE**** LOCATED IN A QUIET & WELL SOUGHT AFTER AREA**A MUST SEE!!!**A charming two-bedroom terraced home that perfectly blends traditional character with modern comfort. Stepping through the front door, you'll find a bright and inviting living area complemented by tasteful décor, leading into a well-proportioned kitchen/diner with ample storage and worktop space.

Upstairs, two generously sized bedrooms offer relaxing retreats, while the contemporary bathroom provides a stylish and practical finishing touch. With efficient heating and double-glazed windows throughout, this property ensures a comfortable, energy-conscious living environment. A private rear yard completes the picture, offering an ideal spot to enjoy warmer days.

Surrounded by rolling hills and scenic countryside, Ramsbottom's historic mills and quaint cobbled streets lend a unique charm to the area. A selection of independent shops, cafés, and traditional pubs are within easy reach, while excellent transport links and local amenities ensure you have everything you need close at hand. This delightful setting offers both convenience and quality of life, making it a desirable place to call home.

Entrance Hallway

3'6 x 14'7 (1.07m x 4.45m)

Wooden entrance door opening into the hallway, tiled flooring, picture rail and stairs ascending to the first floor.



Living Room

11'6 x 14'7 (3.51m x 4.45m)

uPVC window to the front elevation, plantation style shutters, picture rail, radiator, power points, wall lights, log burning fireplace stone hearth and a wooden mantel.



Open Plan Kitchen Diner

15'6 x 9'7 (4.72m x 2.92m)

Wooden flooring, fitted with a range of wall and base units with a contrasting wood work tops, belfast sink with mixer tap, integrated oven and hob with extractor fan above, integrated washing machine and dryer, fridge freezer, central ceiling spot lights, stairs leading to first floor with understairs pantry and access via a uPVC double door to the rear yard.



First Floor Landing

Access to both bedrooms and bathroom, and loft access.

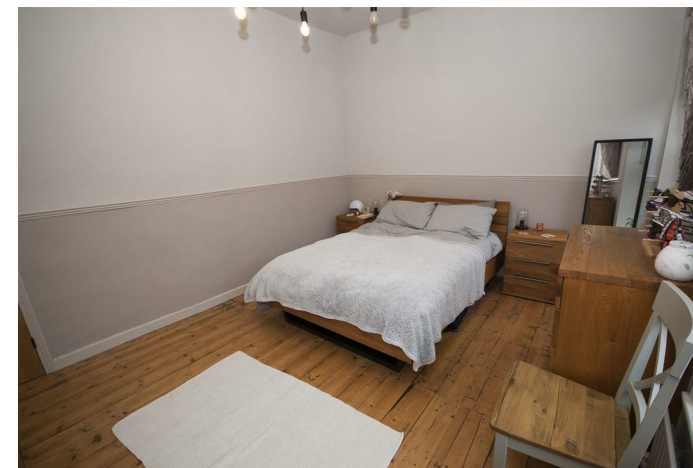
Bedroom One

15'7 x 11'6 (4.75m x 3.51m)

Two front elevation uPVC double glazed windows, radiator, power points and a central ceiling light



Alternative View



Bedroom Two

9'4 x 9'6 (2.84m x 2.90m)

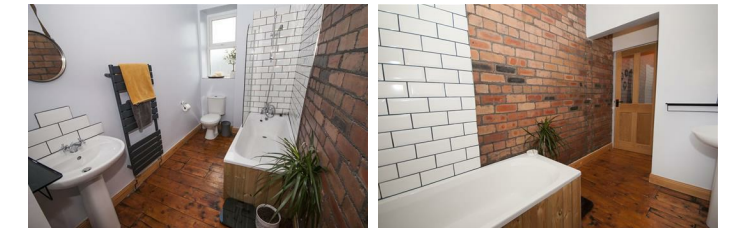
Rear facing uPVC double glazed window, radiator, power points and a central ceiling light



Family Bathroom

5'9 x 12'8 (1.75m x 3.86m)

Partially tiled with wooden flooring, modern fitted radiator, fitted with a three piece bathroom suite comprising of a panel enclosed bath with shower and glass screen, low level WC, hand wash basin with pedestal and storage cupboard.



Rear Yard

Private rear yard with gated access to rear, outside shed and yorkshire stone patio area.



Tenure - Leasehold
Council Tax - Bury band B