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**BURY ROAD, EDENFIELD, RAMSBOTTOM, BL0 0EN**



- Stunning Period Cottage
- Beautiful Dining Kitchen
- Three Bedrooms
- Accommodation over 4 Floors
- Two Reception Rooms
- Sizeable Rear Garden
- Two Cellar Rooms
- Sought After Location



**Offers in the region of £265,000**

**BOLTON**

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**LETTINGS & MANAGEMENT BURY**

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, C W Pearson.

This simply stunning period property is located in the heart of the highly desirable Edenfield village with many amenities on the door step as well as transport links to Manchester and surrounding towns. The property is very deceptive from the front having accommodation arranged over four levels and scope for further accommodation if desired by utilising the cellar rooms. The ground floor accommodates the lounge and sitting room with superb views whilst the lower ground level has the beautiful dining kitchen and two currently undeveloped cellar rooms. The first floor has the master and second bedrooms plus the sizable bathroom with the third bedroom being on the upper level. Externally the property enjoys a super sized rear garden with lovely countryside views beyond.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Lounge** 15' 6" x 14' 10" (4.73m x 4.53m) Composite door to the front elevation leading into the lounge with double glazed window to the front elevation. Stone fireplace with wood burner stove. Radiator. Stairs leading off to the first floor landing. Door through to:

**Sitting Room** 15' 1" x 15' 0" (4.61m x 4.56m) Stairs leading down to the kitchen. French doors to the rear elevation leading onto Juliet style balcony overlooking the garden. Focal stone fireplace. Radiator.

#### **Stairs down to**

**Kitchen** 15' 3" x 14' 10" (4.65m x 4.52m) Double glazed window and door to the rear elevation. Range of base units with contrasting worksurfaces and matching wall mounted cabinets. Inset sink and drainer. Four burner gas hob with electric oven and extractor. Central heating boiler. Radiator. Door leading through to the cellar rooms

**Cellar Room One** 15' 1" x 7' 2" (4.59m x 2.19m) Plumbed for washing machine. Access to cellar storage room two.

#### **First Floor Landing**

**Bedroom One** 13' 2" x 11' 3" (4.01m x 3.43m) Double glazed window to the front elevation. Built in wardrobes. Laminate floor. Wall mounted TV. Under stairs storage.

**Bedroom Two** 15' 0" x 8' 6" (4.56m x 2.59m) Double glazed window to the rear elevation with views overlooking the garden and beyond. Radiator.

**Bathroom** Double glazed window to the rear elevation. Three piece suite comprising bath with shower and screen over, pedestal wash hand basin and close coupled WC. Radiator.

**Stairs leading to Bedroom Three** 11' 11" x 6' 10" (3.63m x 2.09m) Double glazed window to the rear elevation. Radiator. Over stairs store.

**Price** OIRO £265,000

**Viewing** Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Estate Agents Bury on 0161 761 1215 or via email; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

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floor plans provided should be used for illustrative purposes only and should only be used as such. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request.

