



Whalley Road, Bury, Lancashire BL0 0DN Offers In Excess Of £200,000

Occupying a sought-after position just moments from the heart of Ramsbottom, this beautifully refurbished two-bedroom stone-built cottage effortlessly combines period charm with stylish contemporary finishes, creating a superb turnkey home ideal for first-time buyers, downsizers, or anyone seeking character and convenience in equal measure.

Finished to an excellent standard throughout, the accommodation begins with a welcoming entrance vestibule leading into a spacious living room. Full of warmth and character, this inviting space features high ceilings and an attractive electric fire, creating a cosy focal point for relaxing evenings. To the rear, the impressive kitchen diner has been thoughtfully designed with modern cabinetry, contrasting work surfaces and ample space for appliances, providing a practical yet sociable setting for everyday living and entertaining alike.

The first floor offers two generously proportioned double bedrooms. The main bedroom provides plenty of space for a king/super king bed and furniture, while the second bedroom offers excellent versatility as a guest room, nursery or home office. Completing the accommodation is a stylish family bathroom, fitted with a contemporary white suite and finished with elegant tiling.

Externally, the property benefits from a low-maintenance flagged area to the rear, offering the perfect space for outdoor seating, dining or simply unwinding as well as a piece of land to the rear for a shed, garage or a car space.

Ideally located within easy walking distance of Ramsbottom's vibrant village centre, highly regarded restaurants, independent shops, excellent transport links and beautiful surrounding countryside, this delightful home enjoys an enviable balance of character, comfort and convenience.

Whalley Road offers the best of both worlds, combining picturesque countryside surroundings with an excellent selection of local amenities, cafés and restaurants, while providing easy access to nearby towns and commuter routes. It is an ideal setting for those who seeking a relaxed lifestyle without sacrificing connectivity.

Kitchen/ Dining

15'8" x 11'1" (4.80m x 3.40m)

Lounge

15'8" x 14'9" (4.80m x 4.50m)

Bedroom

15'8" x 11'9" (4.80m x 3.60m)

Bedroom

10'5" x 11'9" (3.20m x 3.60m)

Bathroom

4'11" x 7'10" (1.50m x 2.40m)

Cupboard

2'11" x 2'7" (0.90m x 0.80m)

Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Leasehold

To be confirmed by the Vendor's Solicitors

Possession:

Vacant possession upon completion

Viewing:

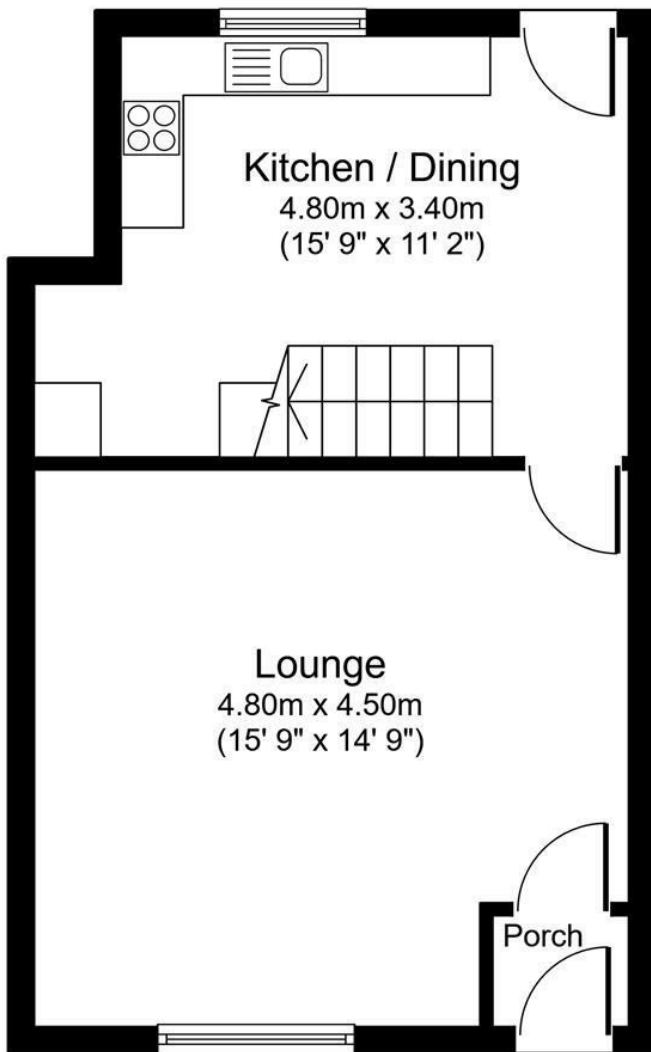
Viewing strictly by appointment through Lifestyle Sales and Letting

Information For Successful Buyers:

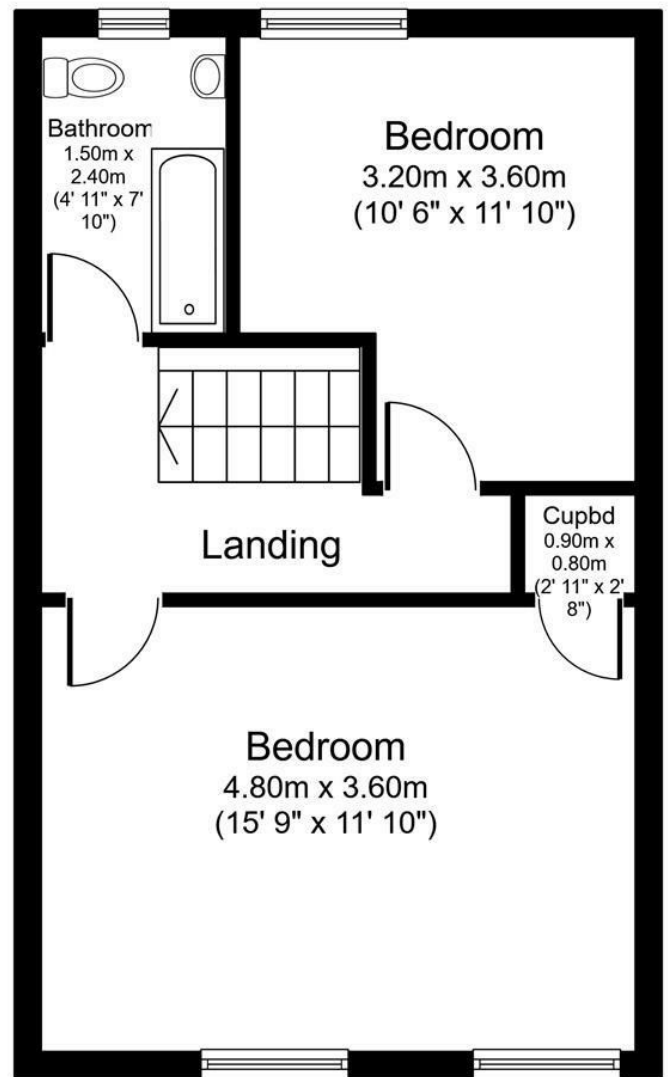
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring

which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Total floor area 76.4 sq.m. (822 sq.ft.) approx



Ground Floor



First Floor

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