



Independent Estate Agents
Cardwells Est. 1982

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THE COTTAGE, POT GREEN, RAMSBOTTOM, BL0 9RG



- Gorgeous Stone Cottage
- Two Bedrooms
- Stunning Dining Kitchen
- Generous Gardens
- Cobbled Driveway
- Secluded Location
- Excellent Amenities
- A Charming Home



OIRO £325,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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This is the "quintessential" cottage, located in a secluded, pretty hamlet yet within easy walking distance of a variety of amenities, including shops, eateries, hairdressers, bus services and countryside walks. This stunning two bedroom, stone cottage has been further enhanced by the current owners and is presented to the highest of standards. Currently comprising; entrance vestibule, lounge, inner hall, fitted dining kitchen, ground floor bathroom and two bedrooms to the first floor. Planning permission has previously been permitted (expired) to further extend over the kitchen - plans are available for viewing if required. Early viewing is strongly advised to fully appreciate the size and standard of accommodation on offer. (a personal viewing appointment) can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule Wooden door to the side elevation leading into the vestibule. Tiled floor. Door leading into the lounge.

Lounge 17' 1" x 13' 5" (5.2m x 4.1m) Double glazed windows to the front elevation and double glazed window to the side. Oak wooden flooring. Beams to the ceiling. Multifuel burner set into the chimney breast. Under stairs, storage cupboard. Central heating radiator. Door through to the inner hall.

Inner Hall Stairs lead off to the first floor landing. Oak wooden flooring. Central heating radiator.

Dining Kitchen 15' 1" x 8' 10" (4.6m x 2.7m) Double glazed window to the side elevation with double glazed French doors to the rear leading onto the courtyard garden. Attractive range of contemporary hand-painted base units with complimentary white quartz work surface and matching wall mounted cabinets. Integrated AEG appliances include ceramic hob with extractor hood, separate double oven, microwave, washer/dryer, Zanussi dishwasher. Inset, Frankie sink unit. Oak style ceramic tiled flooring.

Bathroom 8' 2" x 5' 7" (2.5m x 1.7m) Double glazed window to the side elevation. Three piece white suite, comprising shower bath with glass screen and shower over, hand, wash basin, and dual flush WC. Tiled elevations. Tiled floor. Heated towel rail.

First Floor Landing Stairs lead off from the inner hall to the first floor landing.

Bedroom 1 14' 1" x 13' 9" (4.3m x 4.2m) Double glazed windows to the front elevation. Range of fitted wardrobes. Central heating radiator.

En-suite A convenient two piece suite, comprising of dual flush wc and hand wash basin.

Bedroom 2 13' 5" x 6' 3" (4.1m x 1.9m) Built-in store cupboard. Central heating radiator.

Externally The property enjoys a generous sized corner plot with landscaped garden and paved patio area. There is also the significant added benefit of cobbled off-road driveway parking.

Price OIRO £325,000

Tenure We are advised that the property is FREEHOLD

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1214, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Thinking of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

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