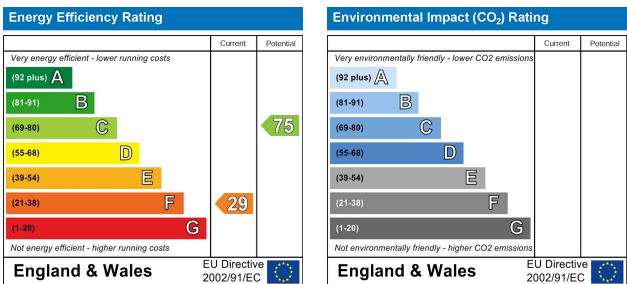


### Directions

Postcode - BL0 9JH What three words -  
///flask.fixated.elite



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.

Tel: 0161 959 0166

www.charleslouishomes.co.uk



**20 Major Street**  
Ramsbottom, Bury, BL0 9JH

**Price £190,000**



- Two-bedroom mid-terrace property in need of some modernisation
- Rear of the property backs onto school playing fields – not overlooked
- Situated in the popular and well-connected town of Ramsbottom
- Potential to add value and create a comfortable home or rental investment
- Ideal opportunity for investors or first-time buyers
- Spacious layout with lounge and kitchen/diner
- Close to local amenities, schools, and excellent transport links
- Tenure - Leasehold, Council Tax - Bury band B, EPC rated F



# 20 Major Street

## Ramsbottom, Bury, BL0 9JH

Located in the popular and well-connected town of Ramsbottom, this two-bedroom mid-terrace property presents a great opportunity for investors or first-time buyers seeking a home with potential. While the property would benefit from some updating and modernisation, it offers a solid layout and a fantastic position within the town.

The accommodation comprises a front-facing lounge, a kitchen/diner to the rear, two well-sized bedrooms, and a bathroom. To the rear, the property backs onto school playing fields, meaning it is not overlooked, offering a greater sense of privacy and open outlook. A small yard provides low-maintenance outdoor space.

Ramsbottom is a highly sought-after area known for its vibrant town centre, independent shops, cafes, and restaurants, as well as excellent transport links to Bury, Bolton, and Manchester via road and public transport. The local area also offers beautiful countryside, riverside walks, and well-regarded schools, making it a desirable place to live for a range of buyers.

With some improvement, this property has the potential to become a comfortable home or a strong investment opportunity in a thriving location.

### Living Room

14'11 x 14'3 (4.55m x 4.34m)  
Featuring a UPVC double glazed front window and door, this welcoming lounge includes an electric fire with surround, a meter cupboard panelled walls, and ceiling spotlights.



### Dining Room

14'11 x 10'6 (4.55m x 3.20m)  
Staircase to the first floor, a useful under stair storage cupboard, and ceiling spotlights.



### Kitchen

13'7 x 8'6 (4.14m x 2.59m)  
Fitted with a range of wall and base units with a contrasting work surface. inset sink with drainer, tiled flooring, part-tiled walls, and plumbing for both a washing machine and dishwasher. Also benefits from ceiling spotlights, a UPVC double glazed rear window, and a back door leading to the rear yard.



### First Floor Landing

15'1 x 2'6 (4.60m x 0.76m)  
Ceiling light point with stairs providing access to the loft

### Bedroom One

15'1 x 11'2 (4.60m x 3.40m)  
A UPVC double glazed front window and central ceiling light and power point.



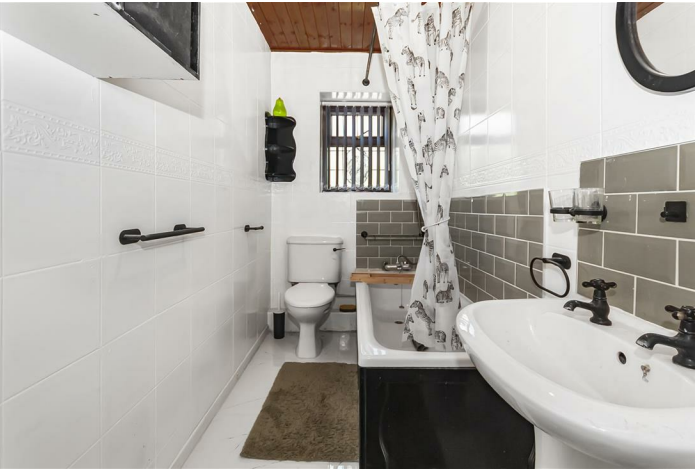
### Bedroom Two

1x 9'4 (0.30mx 2.84m)  
Includes a UPVC double glazed rear window, a combi boiler, a central ceiling light and power point.



### Bathroom

4'7 x 9'4 (1.40m x 2.84m)  
Fitted with a modern three-piece white suite comprising a panelled bath with shower over, low-level WC, and wash hand basin. Fully tiled walls, central ceiling light, power points, and a UPVC double glazed opaque rear window.



### Loft

15 x 13'5 (4.57m x 4.09m)  
Velux window, power points, and storage into the eaves.



### Rear Yard

Low-maintenance outdoor space featuring a tiled patio, artificial grass lawn, outdoor water tap, and gated rear access.



### Garage

A single detached garage located on a separate plot to the rear, providing off-road parking.