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2G Lodge Mill Lane Ramsbottom, Bury, BL0 0SY

Price guide £235,000



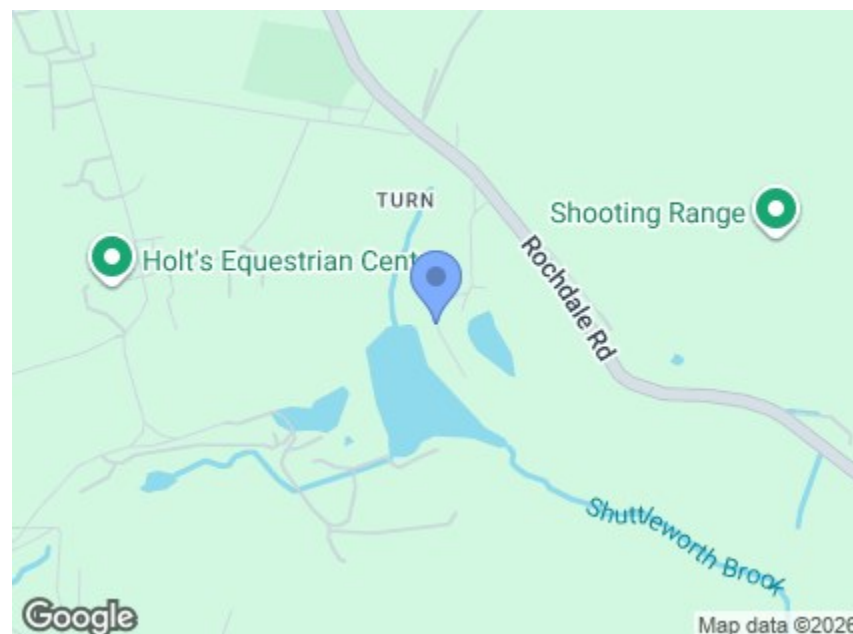
- Well presented and spacious two-bedroom penthouse apartment
- Large living room with French doors and Juliet balcony
- Two double bedrooms, both with en-suite facilities
- Secure and well-maintained development with allocated parking
- Stunning elevated views across the reservoir and surrounding countryside
- Modern fitted dining kitchen with integrated appliances
- Additional guest WC and useful internal storage
- Tenue - Leasehold, Council Tax - Rossendale band D, EPC awaiting.



GROSS INTERNAL AREA
TOTAL: 102 m²/1,097 sq ft
GROUND FLOOR: 102 m²/1,097 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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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2G Lodge Mill Lane

Ramsbottom, Bury, BL0 0SY

Set within the exclusive Lodge Mill development in the heart of the Rossendale countryside, Apartment 2G offers spacious and beautifully presented accommodation with breathtaking open views across the surrounding hills and reservoir. Extending to approximately 1,097 sq ft, this impressive two-bedroom apartment combines modern comfort with a peaceful semi-rural setting, all within easy reach of Ramsbottom, Rawtenstall and excellent transport links.

The property is accessed via a secure communal entrance and opens into a welcoming private hallway with useful storage and guest WC. The standout living room is a superbly proportioned space filled with natural light, featuring French doors opening to a Juliet balcony that perfectly frames the stunning panoramic outlook. The modern dining kitchen is fitted with a range of contemporary units, integrated appliances and ample space for dining, creating an ideal setting for both everyday living and entertaining.

There are two generous double bedrooms, both benefitting from en-suite facilities, with the principal bedroom also enjoying a walk-in style storage area/closet. A separate guest WC adds further practicality to the layout. Externally, the development enjoys beautifully maintained surroundings together with allocated parking.

Located in a highly desirable position, the apartment offers a wonderful balance of countryside living and convenience, with scenic walks, local amenities and excellent commuter routes all close by.

Hallway

Spacious central hallway providing access to all rooms, incorporating a storage cupboard and finished with neutral décor.

Guest WC

Convenient additional cloakroom fitted with WC and wash hand basin

Living Room

12'0" x 17'4" (3.66m x 5.28m)

A bright and generously proportioned reception room with recessed lighting, attractive flooring and French doors opening to a Juliet balcony enjoying spectacular far-reaching views.



Dining Room

8'11" x 11'0" (2.72m x 3.35m)

Separate dining area with dual aspect windows allowing for plenty of natural light and ample space for family dining or entertaining.



Kitchen

12'1" x 11'0" (3.68m x 3.35m)

Modern fitted kitchen comprising a range of wall and base units with complementary work surfaces, integrated oven, hob and extractor together with space for additional appliances.



Bedroom One

13'3" x 11'7" (4.04m x 3.53m)

Large double bedroom with countryside views, fitted storage/closet area and access to a modern en-suite shower room.



En-Suite

Contemporary suite fitted with shower enclosure, wash hand basin and WC.



Bedroom Two

12'10" x 11'11" (3.91m x 3.63m)

Further spacious double bedroom with stunning views over the lodge and Holcombe hill and private en-suite facilities.



En-Suite

Modern shower room comprising shower enclosure, panelled bath, wash hand basin and WC.



Store

Useful internal storage cupboard ideal for household items and utilities.

External

The property sits in private grounds and are maintained to a high standard, offering allocated parking for two vehicles and stunning views over lodge and surrounding countryside.