



**43 Garnett Street, Ramsbottom, Bury**

**£187,500**

- Accrington Brick Terraced
- Extended to Rear
- Private garden to Rear
- UPVC Double Glazing
- No Chain
- 2 Generous Bedrooms
- Conservatory
- Combi Gas Central Heating
- Downstairs W.C.
- E.P.C. Rating ' '





A generously proportioned, two bedroom, extended, garden fronted Accrington Brick mid-terraced house occupying a pleasant location only a short distance from the popular village of Ramsbottom offering an abundance of local shops, restaurants and amenities and set within an excellent catchment area for schools.

Offered with vacant possession and no onward chain.

### **LOUNGE/DINING ROOM**

24'3" x 14'0" (7.39m x 4.27m)

Contemporary, wall mounted, electric, pebble effect fire. Understairs store cupboard. Open staircase leading to first floor.



## KITCHEN

11'3" x 9'8" (3.43m x 2.95m)

Range of fitted white wall and base units incorporating brushed steel electric slot in cooker and extractor hood. Inset sink unit. Complementary worksurfaces with splashback tiling. Combi Central heating boiler. Plumbing for automatic washing machine.





### CONSERVATORY

13'2" x 6'5" (4.01m x 1.96m)

Glass roof.



### DOWNSTAIRS W.C.

Low level w.c.

### FIRST FLOOR

Landing with loft access.

### BEDROOM 1

14'1" x 10'9" (4.29m x 3.28m)







VIEW TO FRONT





## BEDROOM 2

13'1" x 7'7" (3.99m x 2.31m)



## BATHROOM

8'3" x 5'9" (2.51m x 1.75m)

Three piece white suite comprising panelled bath, hand washbasin and low level w.c. Complementary fully tiled walls. Ceramic tiled floor.





## OUTSIDE

Garden forecourt. Garden to rear, stocked with an abundance of mature trees and shrubs. Paved patio area. Garden store. Pleasant distant wooded views..





REAR ELEVATION



DISTANT VIEWS





## STREET VIEW

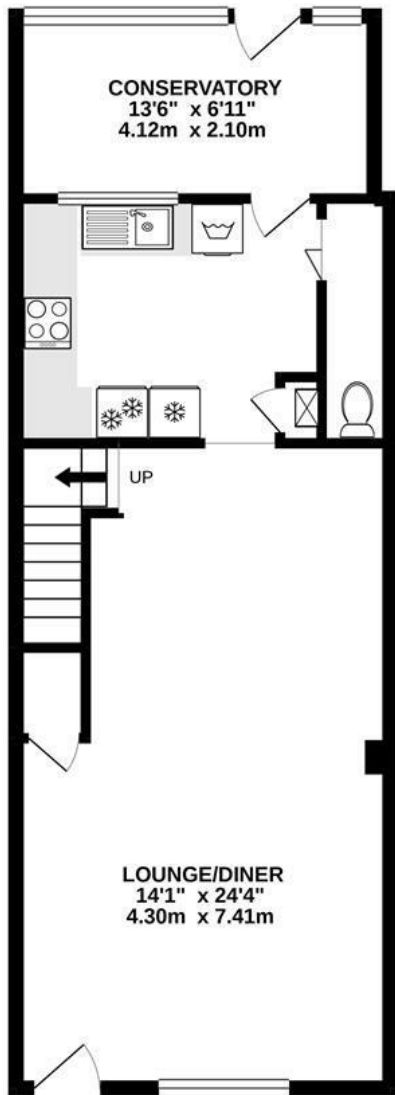


## VIEWINGS

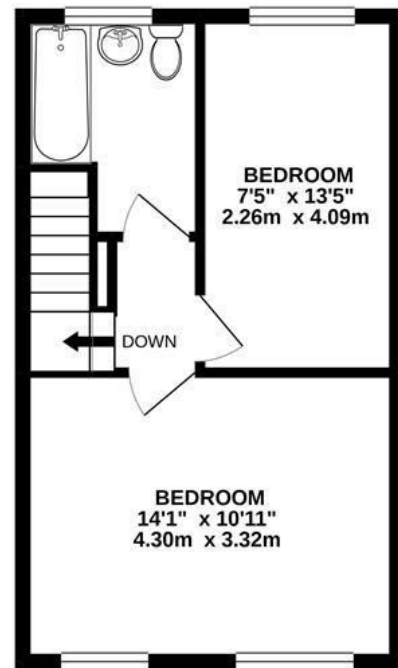
By Telephone appointment with the office on 01204 88 6216



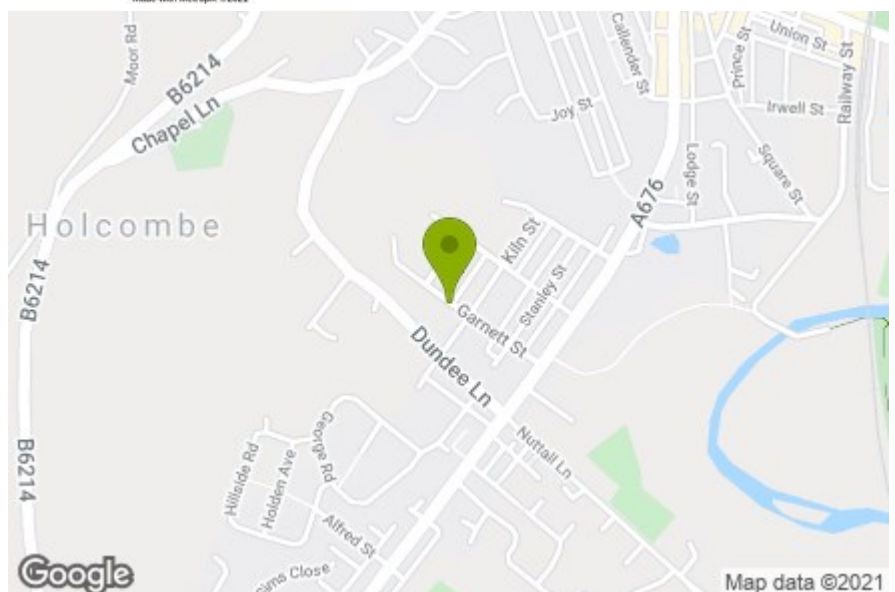
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |