



3 bed terraced house to buy in

Garnett Street, Ramsbottom, Bury,
Greater Manchester, BL0 9JN

£180,000 Starting Bid

 x 3  x 1  x 2

Tenure

Leasehold

On Street parking

Property features

- ✓ Cash Buyers Only
- ✓ Three-bedroom mid-terraced
- ✓ Attractive views towards Scout
- ✓ Kitchen requiring complete replacement
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **None**
- ✓ Mobile signal: **Good**

Description

Occupying a popular position on the outskirts of the vibrant market town of Ramsbottom, this three-bedroom mid-terraced home presents an exciting opportunity for investors, developers and buyers looking to create a home tailored to their own tastes.

Requiring comprehensive refurbishment and modernisation throughout, the property offers generous accommodation and excellent potential to significantly enhance its value.

The accommodation briefly comprises a spacious lounge featuring useful built-in under stairs storage. Double doors open into a second reception room, providing flexible living or dining space, with access through to the kitchen at the rear. The kitchen is currently in a poor state of repair following a historic water leak which caused the ceiling to collapse. The roof itself has since been repaired, however the kitchen now requires complete replacement. Also located on the ground floor is a three-piece bathroom, which would also benefit from full modernisation.

To the first floor are three well-proportioned bedrooms, offering excellent family accommodation.

Externally, the property enjoys a small enclosed rear yard, while to the front there is a lawned garden with gated access. The property also benefits from attractive open views towards Scout Moor, providing a pleasant outlook rarely found with properties of this type.

Location

The property enjoys an excellent position within easy reach of Ramsbottom town centre, one of the North West's most desirable market towns. Ramsbottom is renowned for its vibrant community atmosphere, independent shops, cafés, award-winning restaurants, traditional pubs and regular artisan markets. Popular attractions include the East Lancashire Railway, beautiful riverside walks along the River Irwell and easy access to the surrounding West Pennine Moors, offering outstanding countryside for walking, cycling and outdoor pursuits.

Families are well catered for with a primary school conveniently located directly opposite the property, while a selection of highly regarded secondary schools can be found nearby.

For commuters, the property offers excellent transport links with straightforward access to the M66 motorway, providing convenient connections to Bury, Manchester city centre, Blackburn and the wider motorway network. Regular bus services also operate throughout the area.

Early viewing is strongly recommended to fully appreciate the property's potential and highly desirable location

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 908

Annual Ground Rent Amount: £3.00

Price: Starting Bid £180,000

Property Type: Terraced House

Parking: On Street

Year built: 1950

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp, Risk of collapse

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Garnett Street, Ramsbottom, Bury, Greater Manchester, BL0 9JN

Contact your local branch today for more information on this property:

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