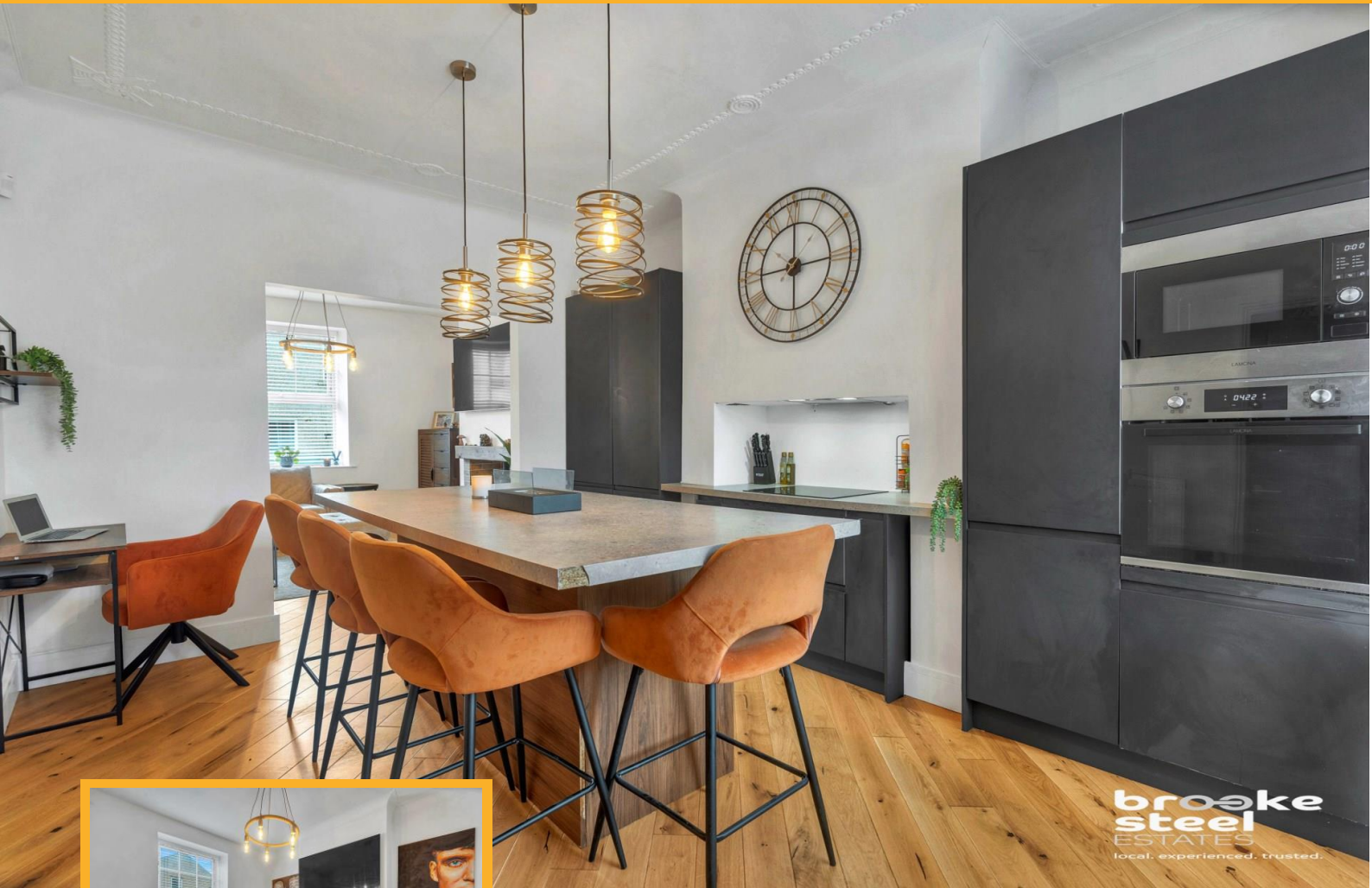


Woodlands View | Weir



Offers Over £225,000

Beautifully refurbished cottage, perfectly situated in the picturesque area of Weir. Dating back to 1900's, this home has been transformed to an exceptional standard. Featuring open plan reception room with log burner. Breathtaking kitchen/dining for entertaining boasts integrated appliances.

Brooke Steel Estates, 4 Market Street, Edenfield,
Ramsbottom, BL0 0JN



Ground Floor

Entrance Vestibule

3'6" (1.07m) x 3'5" (1.04m) Attractive composite front door with frosted glass and internal door to hall.

Entrance Hall

3'5" (1.04m) x 13'6" (4.11m) With attractive wood effect flooring, door to reception room and stairs to first floor. Central heating radiator and charming ceiling light.

Reception Room

12'9" (3.89m) x 11'7" (3.53m) Inviting reception room with uPVC double glazed window, central heating radiator, ceiling rose, coving, log burner, wood effect flooring. Open to kitchen area.

Kitchen

13'6" (4.11m) x 12'2" (3.71m) Impressive kitchen area fitted with navy wall and base units with laminate work surfaces, central island with breakfast bar, integrated high rise oven, microwave oven, four ring induction hob with extractor hood. Integrated refrigerator, wood effect flooring and door to utility. UPVC double glazed window overlooking rear courtyard. Gas central heating radiator, coving and generous understairs storage cupboard.

Utility Room

11'9" (3.58m) x 5'9" (1.75m) With range of wall and base units with roll top work surface over, composite sink and drainer with innovative integrated kettle tap. Integrated dishwasher, washing machine and tumble dryer. The recently fitted Vaillant boiler is enclosed inside wall unit to be concealed. Spotlights, wood effect flooring and composite door to rear courtyard. UPVC double glazed window overlooking the rear courtyard.

First Floor Landing

13'9" (4.19m) x 5'0" (1.52m) Doors to both bedrooms, shower room and door to stairs to second floor attic room.

Bedroom One

15'6" (4.72m) x 12'8" (3.86m) Two UPVC double glazed windows overlooking front elevation and central heating radiator. Carpet fitted. Generous size storage cupboard.



Bedroom Two

13'8" (4.17m) x 10'0" (3.05m) UPVC double glazed window overlooking rear aspect and central heating radiator. Carpet fitted.

Family Shower Room

10'5" (3.18m) x 6'3" (1.91m) UPVC double glazed frosted window, central heated towel rail. With dual flush WC, vanity top wash basin with gold mixer tap, walk-in mains rainfall shower with rinse head, tiled elevations, spotlights, extractor fan and tiled flooring.

Second Floor

Attic Room

18'8" (5.69m) x 15'5" (4.7m) Two Velux windows, central heating radiator, two ceiling fans, solid wood flooring and door to under eaves storage

Externally

Rear Courtyard

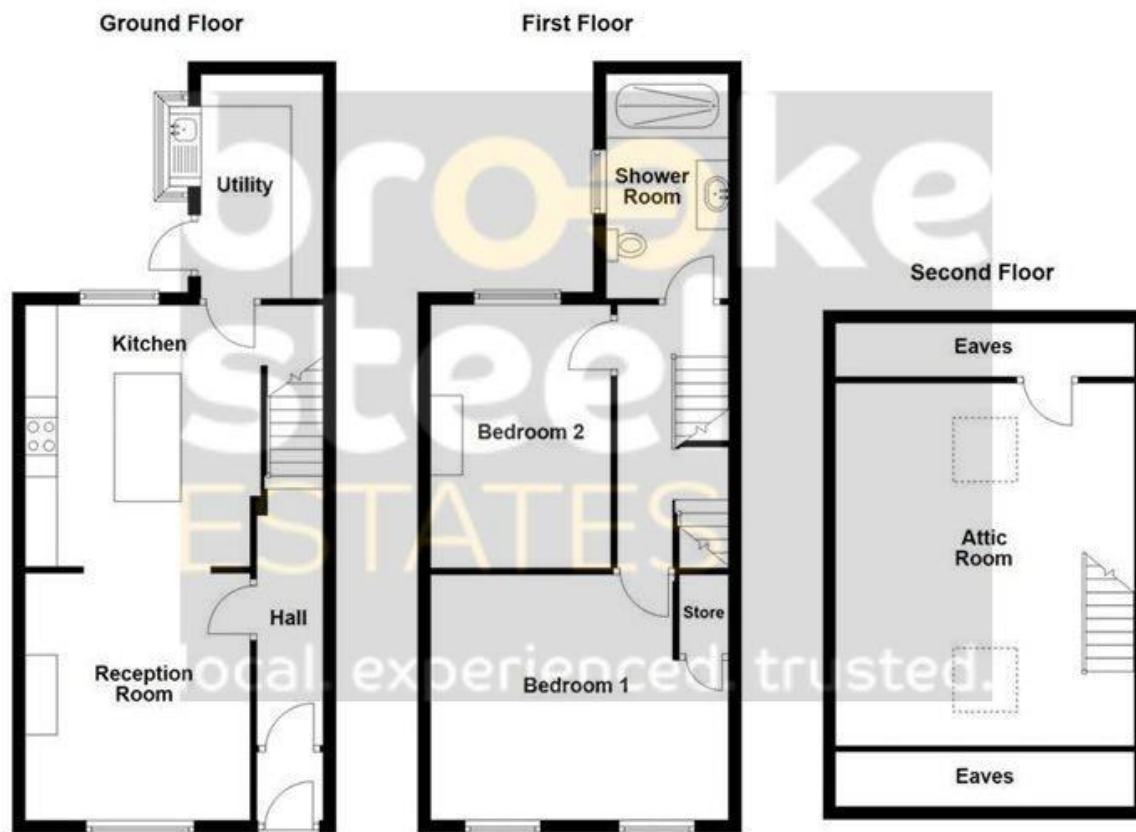
Paved yard with gate to shared access road leading to enclosed laid to lawn garden

Additional Garden

Enclosed rear garden with lawned area and stoned area.

Full full details online scan QR Code





- Additional Loft Room
- Bespoke Kitchen & Utility Rooms
- Open Plan Living/Kitchen/Diner
- Breathtaking Views
- Rear Courtyard & Additional Garden
- UPVC Double Glazing & Gas Central Heating
- Refurbished Throughout
- Two Double Bedrooms
- Period Mid Terrace Cottage
- Fully Renovated Throughout