

**NEWSAGENTS, 131-133 WHALLEY ROAD, RAMSBOTTOM, BURY,
LANCASHIRE BL0 0DG**

£290,000



PROPERTY REFERENCE CODE: RS0046

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This property consists of:

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Versatile and deceptively large, this happy home is currently run as the village store, but with its flexible and spacious rooms, adapt it to your family needs: traditional country cottage or thriving lifestyle business?

Park up outside and take in the handsome and robust stone façade of this traditional country home. Peep through the main front door into the shop front, where sash windows either side of the front door draw in the light. Shelved for produce, with a counter, fridges and an abundance of space, sense the scope and promise of the business.

Beyond the shop front, make your way through to the open-plan kitchen-diner, where walnut toned wood flooring extends underfoot, balancing the cream toned glossy cabinets, which provide plenty of storage. Cream, metro tiled splashbacks gleam beneath the under-cupboard lighting whilst granite worktops provide ample space for slicing, dicing and prepping meals. Integrated appliances include a sink, oven and hob, with space for a freestanding fridge-freezer.

A colourful striped feature wall distinguishes the dining area, with a table set before it. Light flows in through the corner window and glazed doors, which open to a wrought iron, decked balcony. Dine or enjoy drinks alfresco, with views over the cobbled courtyard and out to the distant fells, an exceptional sight in winter when capped in snow.

Take the carpeted, open-tread stairs down to the lower level, where the grey carpet continues in the lounge. Tones of contemporary grey decorate the walls, intermingled with white for a fresh feel. A chimney breast is the perfect place for your electric fire or log-burning stove, for those cosy winter evenings. A spacious yet comforting lounge, in the summer time throw open the glazed French doors and enjoy a breath of fresh air on the small patio overlooking the quaint cobbled courtyard beyond, festooned in colourful flower pots. Light is also drawn in via windows to either side of the fireplace.

Sneak a peek through a door to a large storage cupboard, ideal for stashing Christmas decorations, cleaning essentials or children's toys and board games. Discover also a utility room, plumbed for washer and dryer, with space for a drinks' fridge, alongside a wash basin and WC.

Returning to the stairs make your way upstairs, beyond the kitchen to the upper floor. Directly ahead, step through to the first of three double bedrooms. Above, the high ceiling stretches up, drawing in light from the tall sash window, which frames views out to the tree lined road at the front.

Across from this bedroom, step through to the remarkably large bathroom; the perfect place to relax and unwind after a busy day. Vanity unit storage beneath the round wash basin is ideal for your shampoos, conditioners, shower gels and other toiletries, with white splashback tiles and a large mirror above. Soak away the aches in the deep bath, with rainfall showerhead above and handheld shower attachment. White tiles protect the walls around the bath. Grey wooden panelling surrounds the WC, adding a soft contrast to the refreshing white.

Returning to the landing, turn right to discover a second large double bedroom, where floor to ceiling built-in louvred front wardrobes, dressed in white, proffer plenty of storage. An original fireplace with colourful tiling provides a pretty focal point, with ample space for a double bed and chest of drawers. Soak up the countryside views from the window, particularly alluring in the winter months when snow covers the distant hills.

Next door another bountiful bedroom awaits, dressed in feature wallpaper of shimmering pale blue and copper tones and furnished with a range of honey-toned fitted wardrobes harmonising with the double bed and bedside tables.

Village life

Step outside and discover the relaxed pace of life in the pretty countryside hamlet of Shuttleworth. Dating back to medieval times, admire the olde worlde architecture interspersed with the new and explore the country walks on the doorstep including nearby Peel Tower.

Across the road from No. 133-135 is a handy bus stop, ideal for travelling into nearby Ramsbottom. Brimming with cafes, bars, restaurants and independent shops, take your time to discover the delights on offer in your local town.

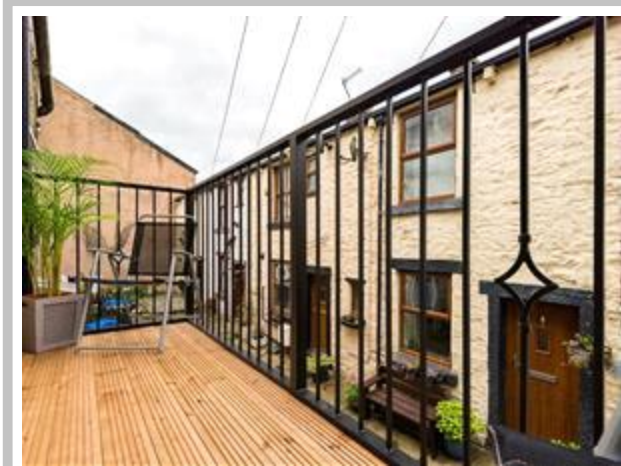
Culture is in no short supply, with amateur dramatics performed by the Summerseat Players at the Theatre Royal or enjoy a spot of blues music at the Doghouse Music Bar. The Hungry Duck on Bridge Street is a must for contemporary cuisine.

Peruse the rails in the vintage shops and boutique stores, or take the kids for a play in nearby Nuttall Park with its trails and playground. Kids will love the heritage delights and steam train adventures of the East Lancashire Railway.

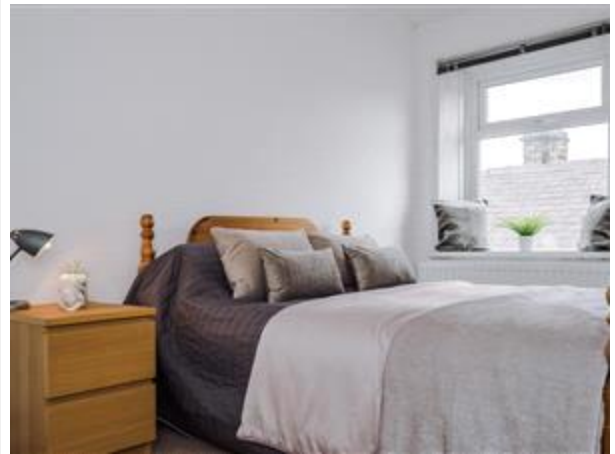
Families are well served by local educational establishments including Stubbins and Peel Brow Primary Schools.

The leisure of country village life comes replete with great transport links at No. 133-135 Whalley Road, with speedy links to the M66 east.

For a versatile, quirky and comfortable home, business or both, with such versatility, No. 133-135, Whalley Road, Shuttleworth beckons.







TENURE: We have been advised by the Vendors the property is .
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.