



2 The Rake, Ramsbottom

Bury

£345,000





## 2 The Rake

Ramsbottom, Bury

Character home on 4 floors with 3 bedrooms, loft room, open-plan living space, excellent insulation throughout, energy efficient, en-suite, self-contained annexe style facilities. Stunning views & Choice location

Council Tax band: C

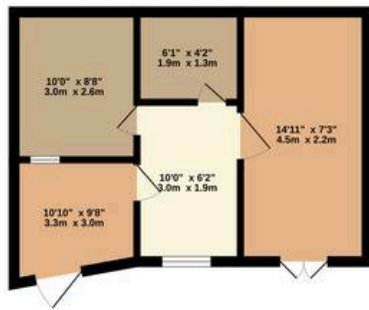
Tenure: Leasehold

EPC Energy Efficiency Rating: C

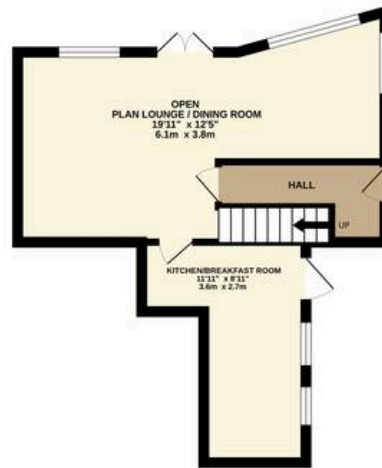
EPC Environmental Impact Rating:

- Grand Four-Storey Layout – A beautifully designed character home spread across four impressive floors, offering space, charm, and versatility with on-street parking to front
- Three Spacious Bedrooms & Loft Room – Generously sized bedrooms plus a versatile loft room, perfect as a guest suite, home office, or creative space.
- Open-Plan Living – A stunning open-plan kitchen, dining, and family room, designed for modern living and entertaining.
- Full Insulation Throughout – Energy-efficient insulation installed throughout the property, significantly reducing energy bills and enhancing comfort.
- Master Ensuite – A beautifully designed ensuite bathroom in the master bedroom, featuring high-end fixtures
- Annex Facility – A self-contained ground-floor annex, ideal for guests, extended family, or rental potential with private entrance
- Scenic Views & Great Transport Links – Enjoy picturesque views while benefiting from

GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD 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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