

2 Holcombe Lee, Ramsbottom

Miller Metcalfe
Every step of the way

2 Holcombe Lee

Ramsbottom, Bury

Occupying a generous corner plot in a sought-after location in Ramsbottom, this spacious four-bedroom family home offers versatile living space, stunning countryside views and plenty of room both inside and out.

The ground floor features a bright and welcoming lounge, versatile dining room, well-equipped kitchen and a converted garage, currently used as a cosy cinema room. Upstairs, four well-proportioned bedrooms include a spacious principal bedroom with built-in storage and en-suite facilities, alongside a family bathroom.

Outside, the wraparound garden offers excellent space for families, entertaining and relaxing, with raised decking and a generous lawn. A large driveway provides off-road parking for up to four vehicles.

Ideally located close to Ramsbottom's range of amenities, excellent schools and beautiful countryside walks, the property also benefits from convenient access to transport links, making it an ideal choice for families and commuters alike.

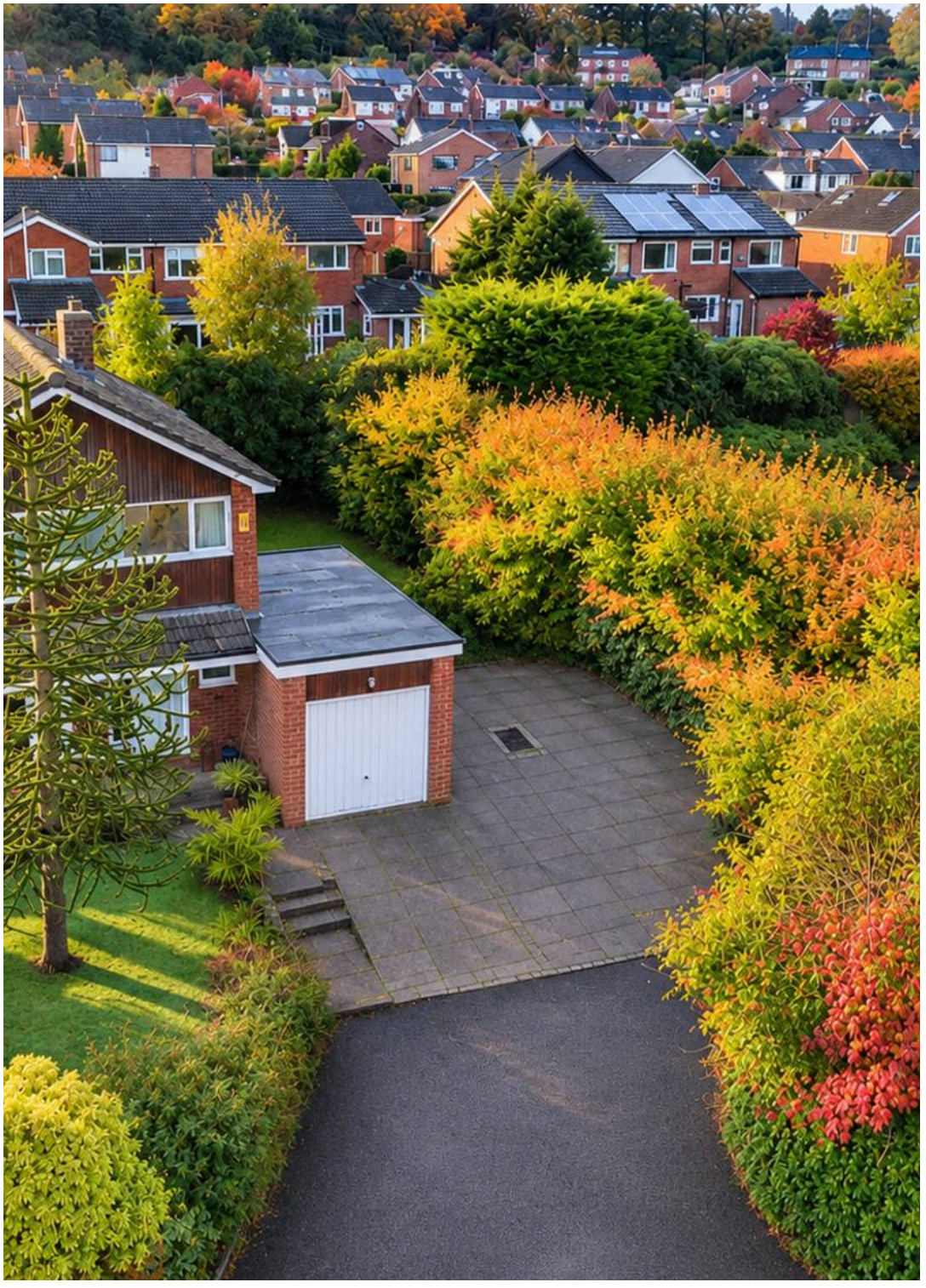
A fantastic opportunity to secure a spacious and flexible family home in a desirable location.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







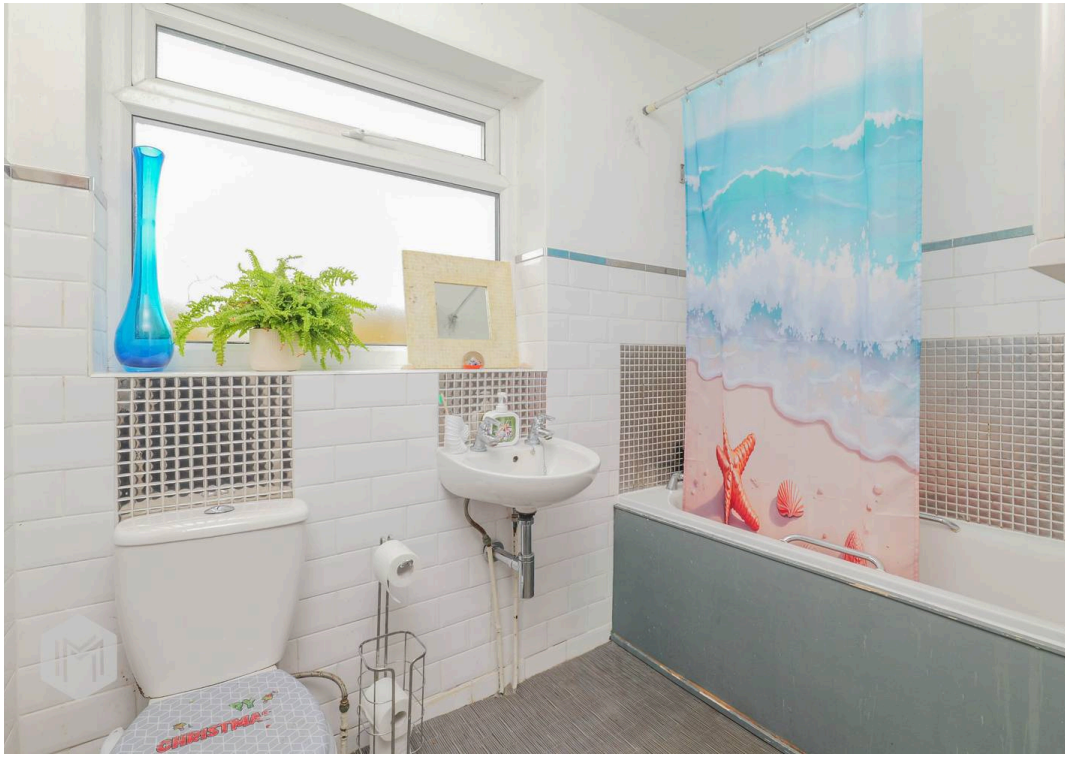






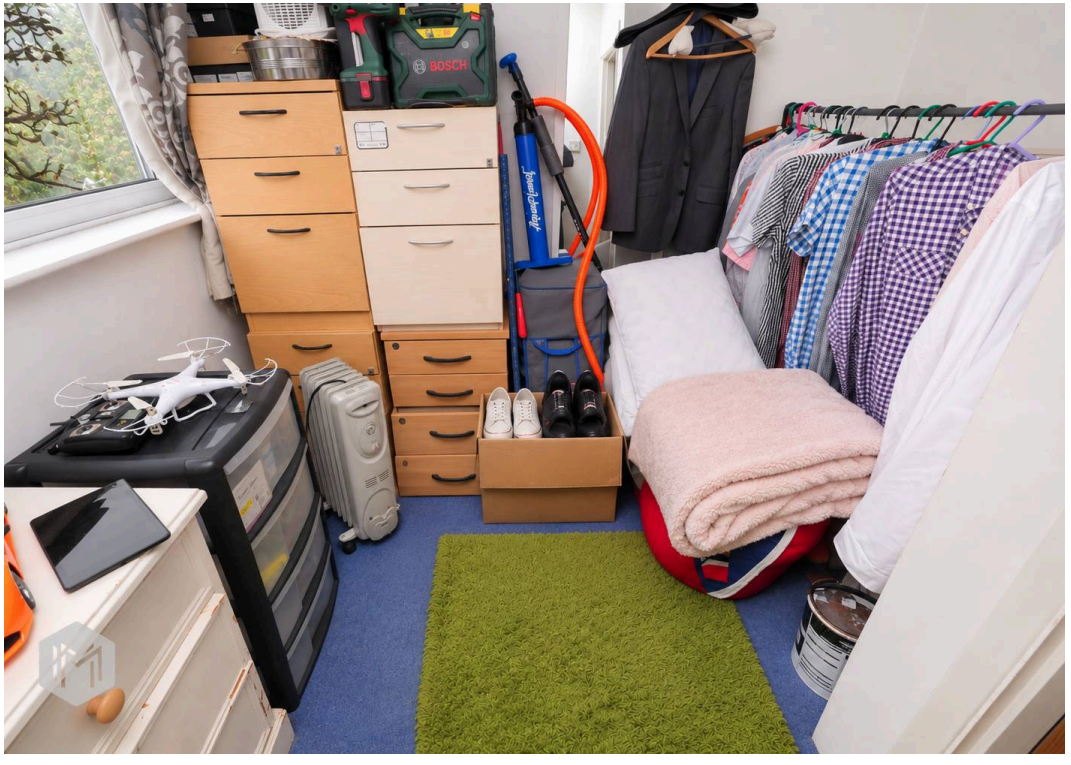






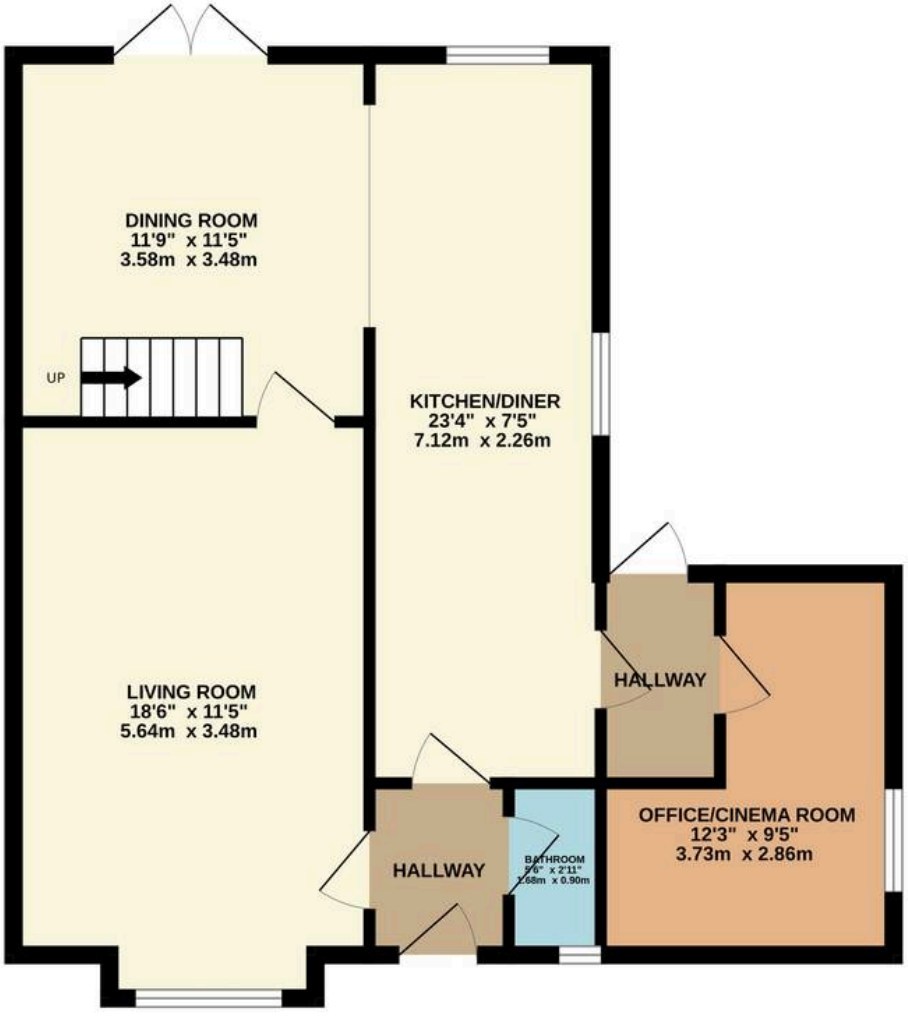




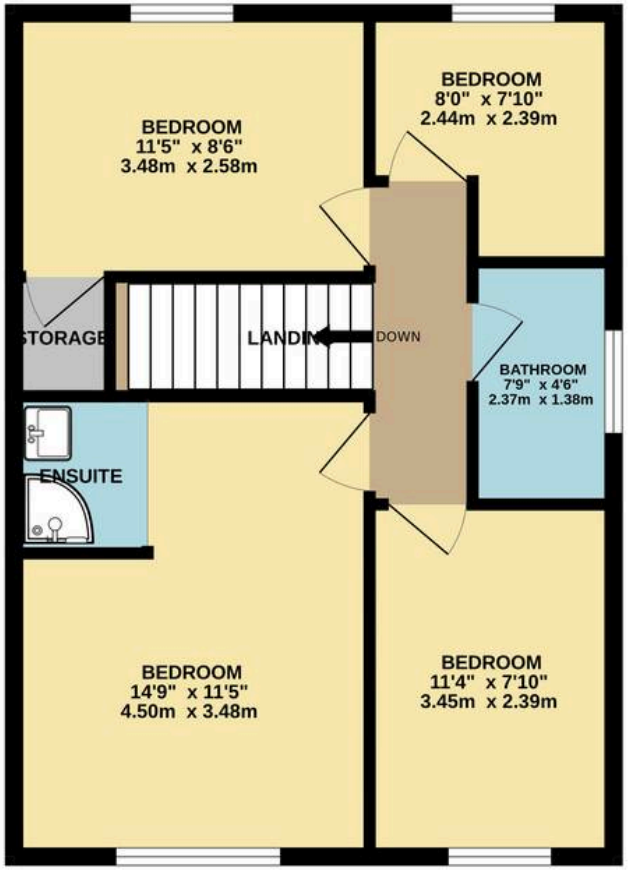

BOSCH


JAWS
FRAGILE

GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 sq.m.) approx.

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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Miller Metcalfe Bury

Miller Metcalfe, 9-11 Market Place Market Street - BL9 0AH

0161 358 0910 • bury@millermetcalfe.co.uk • millermetcalfe.co.uk/

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