

£215,000
Leasehold



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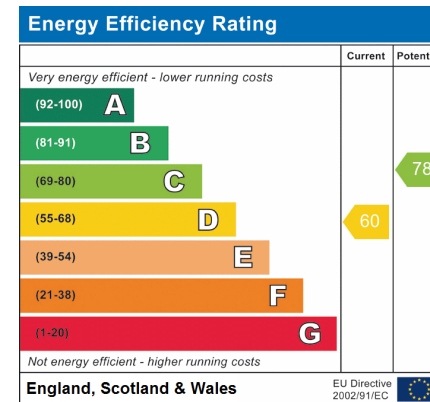


Features

- A stunning two bedroom plus loft room end stone terrace
- Just a short walk from Ramsbottom town centre
- Catchment area for good / outstanding primary & secondary schools
- Short commute to motorway networks
- Spacious lounge with feature log burner
- Superb fully fitted dining kitchen
- Large living room/study
- Fully double glazed and gas central heating
- Modern four piece white bathroom suite
- EPC Rating - D
- Entrance vestibule
- Ideal for anyone looking for their first home
- Communal rear yard and side area
- Early viewing a must to appreciate the property on offer and is strictly by appointment only

Summary of Property

*** SPACIOUS STONE END TERRACE WITH AN ABUNDANCE OF CHARACTER AND SIZE ***
 SOLD WITH NO ONWARD CHAIN *** TWO GOOD SIZED BEDROOMS PLUS LOFT ROOM ***
 Bury New Road, Ramsbottom is a superbly presented and modernized two bedroom plus loft room, end stone terrace located on this popular road within a short drive to Ramsbottom Centre and on to the motorway network. The house has a stylish and contemporary interior and benefits from gas fired central heating and is UPVC double glazed. The accommodation briefly comprises; Entrance hallway, living room with feature wood burning stove, modern fitted dining kitchen, lower ground floor, there is a large living room/study, first floor, two bedrooms and modern four piece white bathroom, second floor, loft room which is used as a bedroom with feature stone wall. Outside there is an enclosed communal yard and side garden. The property overlooks greenery to the front and is a short walk to Nuttall Park, Ramsbottom train station, restaurants, shops and bars. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.



Room Descriptions

Ground Floor

Entrance Hallway

UPVC double glazed front door.

Lounge

14'10" x 13'9" (4.52m x 4.2m). UPVC double glazed front and side facing windows, spotlights, radiator, beamed ceiling, wood burning stove and access to the cellar.

Dining Kitchen

17'5" x 9'9" (5.3m x 2.97m). Has a door to the rear, UPVC double glazed rear facing window, spotlights, radiator, tiled floor, wall and base units with worksurfaces, one and a half sink unit with drainer, plumbed for washing machine and dishwasher.

Lower Ground Floor

Living Room/Cellar Room

22'9" x 17' (6.93m x 5.18m). Has two side facing double glazed windows, a double glazed door to the side, two radiators and spotlights.

First Floor

Landing

Has spotlights and stairs leading to the loft room.

Bedroom One

17'5"(max) x 11'11" (5.3m(max) x 3.63m). UPVC double glazed front facing window, spotlights, feature fireplace, radiator and fitted wardrobes.

Bedroom Two

9'4" x 9'2" (2.84m x 2.8m). Has both UPVC double glazed side and rear facing windows, two radiators and spotlights.

Family Bathroom

UPVC double glazed rear facing window, spotlights, radiator, four piece white suite comprising shower, bath, WC and sink with tiling to compliment.

Second Floor

Loft Room (Used as a Bedroom)

16'5" x 10'1" (5m x 3.07m). Has a rear facing double glazed Velux window, radiator and ceiling light point.

Outside

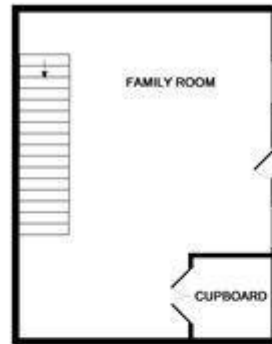
Gardens

Front: To the front of the property is a small garden area.

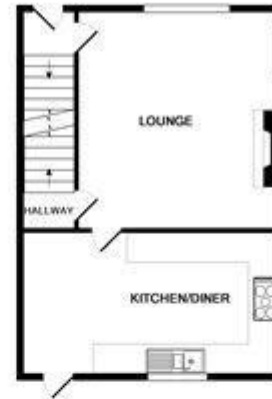
Rear: To the rear of the property is a communal garden area and side path.



Floorplan



LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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