

£190,000
Leasehold



JON SIMON
ESTATE AGENTS

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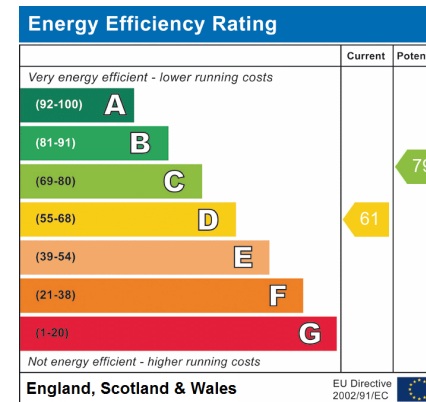


Features

- Impressive two double bedroom stone mid-terrace in Tottington
- Brand new roof
- Vestibule & Spacious Lounge With Feature Fireplace
- Superb dining kitchen with Appliances
- Modern Three Piece White Bathroom Suite
- Two double bedrooms
- Fully double glazed and gas central heating
- Attractive enclosed rear garden with large decked patio area and small front garden
- Situated in the popular village of Tottington, Close to most local amenities and transport links
- EPC Rating - D
- Viewing is an absolute must and is strictly by appointment

Summary of Property

**** A SUPERB TWO DOUBLE BEDROOM STONE MID-TERRACE ** BRAND NEW ROOF ** IMMACULATEDLY PRESENTED THROUGHOUT ** PERFECT FOR FIRST TIME BUYERS ** LARGE DECKED PATIO AREA **** This eye catching two double bedroom mid stone terraced property is found on the popular Bury Road position and is only a little over half a mile from Tottington village. Extremely well presented throughout, perfect for first time buyers and those not looking to lift a finger. The property boasts entrance vestibule, spacious lounge with feature fireplace, modern high gloss kitchen with dining area leading through to the back yard. To the first floor are two generous bedrooms and a modern three piece white bathroom. Externally there is a low maintenance garden to the front with an enclosed garden to the rear. Fully gas central heated, UPVC double glazed windows throughout and the vendor has just undergone a brand new roof. Positioned within an sought-after location close to local amenities including schools, shops and transport routes. Early viewing is a must to appreciate the accommodation on offer and is strictly by appointment only via our Ramsbottom office.



Local Authority

Bury Council
Band B
Band Amount: £1612.06 Approx

Room Descriptions

Ground Floor

Vestibule

Composite double glazed front door and window, meter cupboard and ceiling point.

Lounge

UPVC double glazed front window, laminate flooring, coal effect gas fire with modern surround, TV point, ceiling coving, radiator and ceiling point.

Dining Kitchen

A contemporary fitted kitchen with a range of wall and base units with complimentary work surface, one and half hour sink unit with drainer, five ring gas hob with extractor hood above, electric oven, integrated fridge, freezer, dishwasher and washing machine, tiled flooring, radiator, combi boiler, ceiling spotlights, breakfast bar, UPVC double glazed rear window and composite double glazed back door. Stairs leading to the first floor landing.

First Floor

Landing

Loft access and ceiling point.

Bedroom One

UPVC double glazed front window, radiator, ceiling coving and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

Bathroom

A modern three-piece white suite comprising of a P shaped bath with mixer tap, shower above, glass shower screen, low-level WC, wash basin, chrome towel radiator, part tiled walls, ceiling spotlights and ceiling extractor fan.

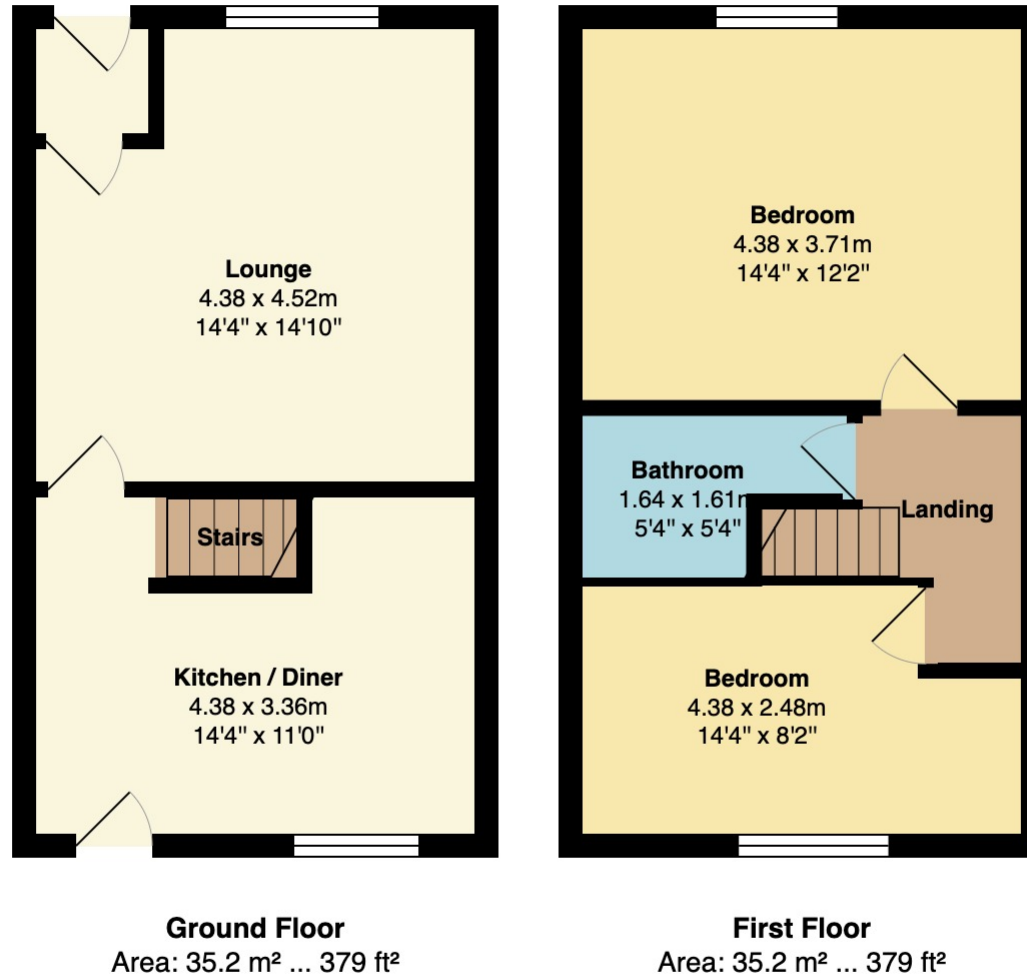
Outside

Yard

Large decked patio area, brick built outhouse, outside water tap, gated access to the rear.



Floorplan



Total Area: 70.4 m² ... 758 ft²

General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.