

£185,000  
Leasehold



**JS** JON SIMON  
ESTATE AGENTS





## Features

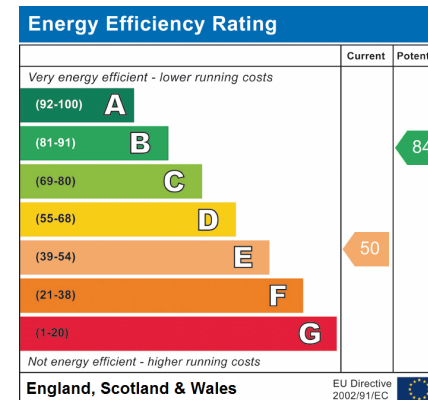
- A Spacious Two Bedroom Mid Stone Cottage
- In Need of Renovation & Modernisation
- Sold With No Onward Chain
- Ideal as a Project for a Developer Or Investor
- Rural & Countryside Views
- Two Reception rooms & Entrance Hallway
- Three Piece Family Bathroom
- Small Front Garden & Rear Garden
- Close To Local Schools, Shops And Other Amenities
- EPC Rating - E
- A Must See!!! Viewing is Highly Recommended

## Summary of Property

**\*\* SOLD WITH NO ONWARD CHAIN \*\* IN NEED OF FULL REFURBISHMENT THROUGHOUT \*\***

**TWO DOUBLE BEDROOMS \*\* SITUATED IN A WELL SOUGHT AFTER LOCATION ON THE BORDER OF HOLCOMBE BROOK & SUMMERSEAT \*\***

JonSimon are delighted to bring to the market this spacious and delightfully situated two double bedroom mid stone cottage with stunning rear views over farmland. The property requires modernisation / refurbishment throughout. The quirky cottage is situated in a much sought after area which benefits from having excellent amenities close by and access to motorway links. The property in brief comprises of: Entrance hallway, lounge, dining room, kitchen and rear porch. First floor: Landing two double bedrooms and three piece bathroom. Externally there is a small front garden and a cottage style rear garden plus small storage room. This property is a must view for an investor or a home mover happy to take on a full renovation. Call the Ramsbottom office today to arrange a viewing.



## Local Authority

Bury Council  
Band C  
Tax Band Amount: £1937.37

## Room Descriptions

### Ground Floor

#### Entrance Hallway

Front door, front window, ceiling point, storage cupboards and stairs leading to the first floor landing.

#### Lounge

UPVC double glazed front window, electric wall mounted fire, radiator, ceiling, beams, storage cupboard and ceiling point.

#### Dining Room

UPVC double glazed rear window, radiator, gas fire with surround, storage cupboards, ceiling beams and ceiling point.

#### Kitchen

A range of wall and base units with complementary worksurface, single bowl sink unit with drainer, gas cooker with four ring gas hob with extractor unit above, tiled walls, plumbed for washing machine and rear window.

#### Rear Porch

UPVC double glazed rear door and windows.

### First Floor

#### Landing

Loft access and ceiling points.

#### Bedroom One

UPVC double glazed front window, radiator, fireplace, built-in wardrobes and ceiling point.

#### Bedroom Two

UPVC double glazed rear window, radiator, storage cupboards housing the boiler and ceiling point.

#### Bathroom

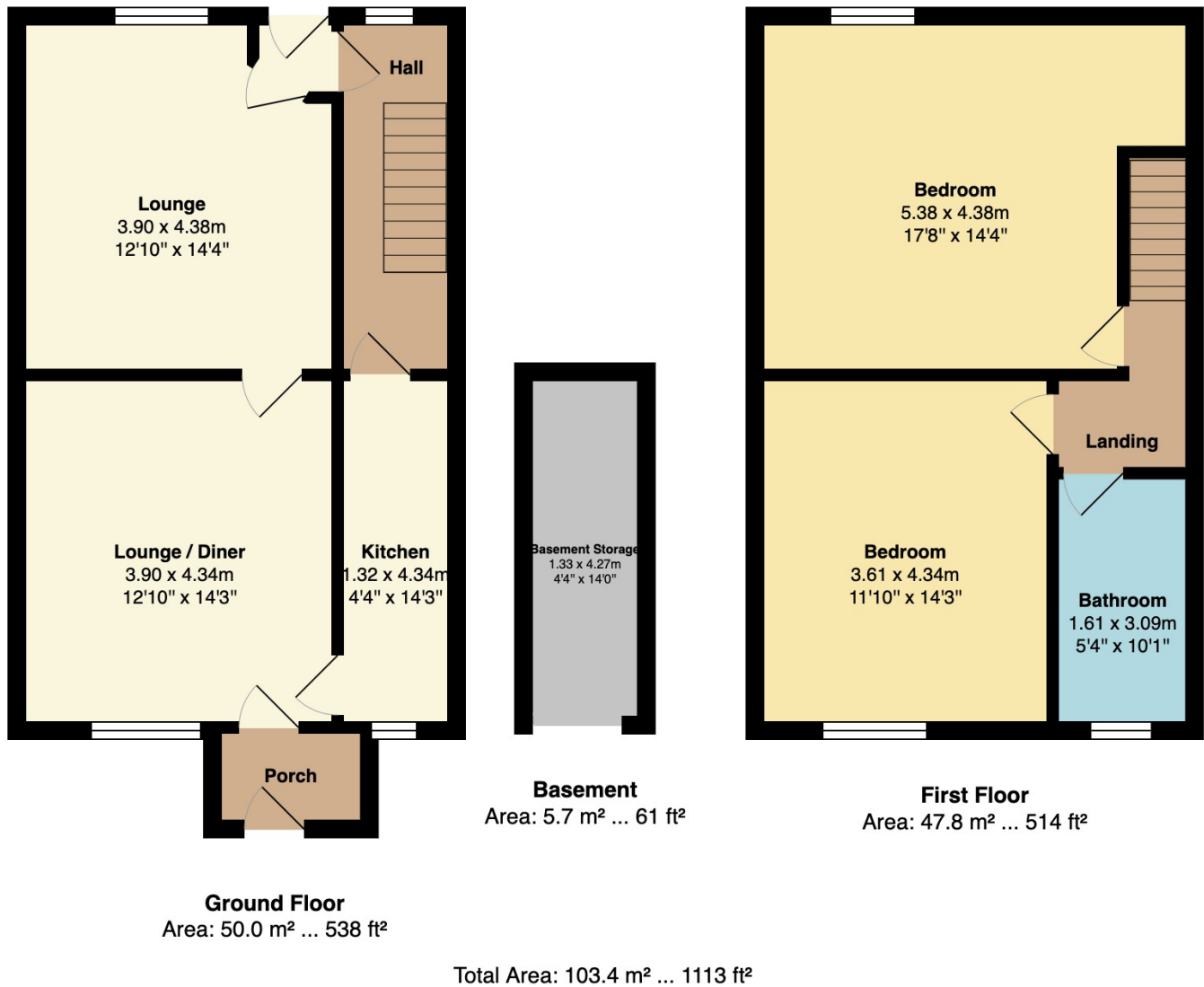
Three piece white suite comprising of a panel bath, low-level, WC, wash hand basin, radiator, part tiled walls, ceiling point and single glazed rear window.

### Outside

#### Gardens

Rear: Patio area, borders and shrubs, fence panel surround with views over the farmland and beyond.

Floorplan



**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.