

£170,000  
Leasehold



JON SIMON  
ESTATE AGENTS

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### Features

- A Well Presented Two Bedroom Stone Terrace
- Sold With No Onward Chain
- Allocated Off Road Parking To Rear
- Modern Fitted Dining Kitchen
- Modern Three piece bathroom suite with shower above
- Gas central heated & fully double glazed
- EPC Rating - D
- Close to all local amenities and excellent road links to Bury town centre
- South facing back yard
- Viewing highly recommended and is strictly by appointment only

## Summary of Property

**\*\* SOLD WITH NO ONWARD CHAIN \*\*** JonSimon are delighted to offer for sale with no onward chain a beautifully presented, fully modernised two bedroom property located on Bury Road in the popular area of Tottington, Bury. This stone fronted property offers: entrance vestibule, spacious lounge and modern dining kitchen to the ground floor whilst to the first floor there are two good sized bedrooms and modern three piece family bathroom. Externally there is a large rear yard with double gates for off road parking access and a low maintenance pebbled garden to the front. Viewing is highly recommended and is strictly via our Ramsbottom office.

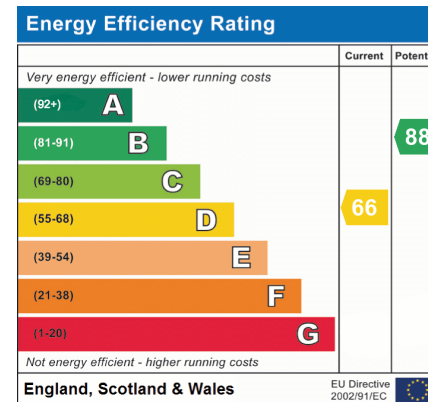
Tenure: Leasehold - Lease end date: 01/01/2874

Bury Council: Council tax band: B £1695.21 Approx.

Annual ground rent: £7.10

Flood Risk: Very Low

Broadband availability: Superfast: Download: 136Mbps Upload: 20Mbps



### Local Authority

Bury Council  
Band B  
Tax Band Amount: £1695.21

## Room Descriptions

### Ground Floor

#### Entrance Vestibule

Composite double glazed entrance door leading into the porch.

#### Lounge

4.3m x 4.6m (14'1" x 15'1") UPVC double glazed front window, electric fire with surround, ceiling light, radiator, TV point.

#### Dining Kitchen

4.3m x 3.4m (max) (14'1" x 11'2") Modern pale grey high gloss base and wall units, integrated oven and hob with stylish extractor hood. Worktops & tiling to compliment, molded sink, UPVC double glazed rear window, UPVC door, vinyl flooring and radiator.

### First Floor

#### Landing

Ceiling point.

#### Bedroom One

3.9m x 3.8m (13'0" x 12'6") UPVC double glazed front window, ceiling light, radiator.

#### Bedroom Two

2.8m x 2.4m (9'2" x 7'9") UPVC double glazed rear window, ceiling light, radiator.

#### Bathroom

1.3m x 3.4m (4'3" x 11'2") Modern fully tiled bathroom comprising of bath with shower over, glass screen, WC, wash basin in vanity unit, chrome towel radiator, fitted shelving area and UPVC double glazed rear window.

### Outside

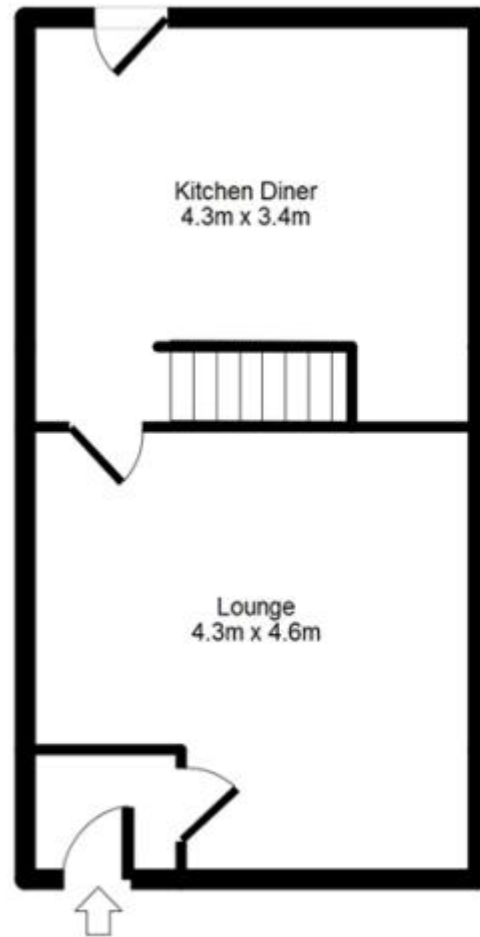
#### Yard & Parking

Low maintenance pebbled garden to front and paved rear garden with double gates for off road parking.

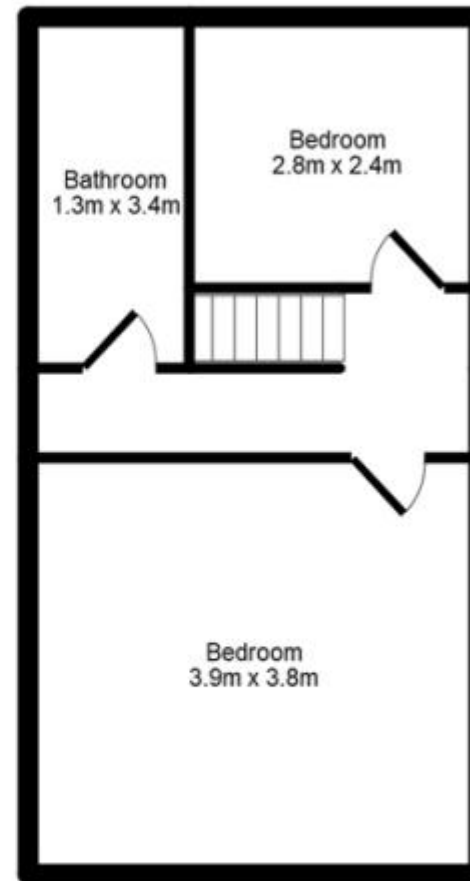


## Floorplan

Ground Floor



First Floor



For illustration purposes only. These floorplans are not to scale. Whilst every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any errors

### 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.