

£200,000
Leasehold



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JON SIMON

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ESTATE AGENTS



Features

- Beautifully presented two double bedroom garden fronted Accrington brick built mid terrace
- Spacious lounge with feature log burning stove
- Modern fitted dining kitchen with appliances & Utility room extension
- Modern three piece white bathroom suite
- Two double bedrooms (Main with fitted wardrobes)
- Central heating system & UPVC double glazed throughout
- Well maintained front and rear gardens
- Occupying a popular convenient position well placed for both Holcombe Brook and Ramsbottom
- EPC Rating - D
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** STUNNING TWO DOUBLE BEDROOM ACCRINGTON BRICK BUILT TERRACE ** FEATURE LOG BURNER ** MODERN THREE PIECE WHITE BATHROOM **** A beautiful garden fronted Accrington Brick built mid terrace house which must be seen. The attention to detail is exquisite with the standard of finish being extremely high, the house has the usual benefits of gas fired central heating and double glazing. The accommodation briefly comprises; living room with feature brick fireplace with recessed log burning stove, stunning fitted dining kitchen with integrated appliances and utility room extension. To the first floor there are two double bedrooms, landing and a superb three piece white bathroom. Outside there are steps up to a garden forecourt and to the rear an enclosed low maintenance patio garden. Occupying a popular convenient position well placed for both Holcombe Brook and Ramsbottom amenities together with schools for all ages. Viewing is highly recommended to appreciate the condition of this lovely property via our Ramsbottom office.

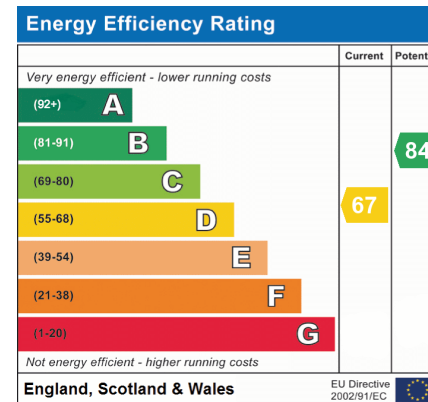
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: B Annual Amount: £1695.21 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 55Mbps Upload: 9Mbps

Mobile Coverage: EE - Medium, Vodafone - High, Three - High, O2 - High



Local Authority

Bury Council
Band B
Tax Band Amount: £1695.21

Room Descriptions

Ground Floor

Lounge

4.3 x 3.5 (14'1" x 11'6") - Window to front elevation, multi fuel burning stove.

Dining Kitchen

4.1 x 3.4 (13'5" x 11'2") - Modern fitted contemporary kitchen with range of integrated appliances including five ring gas hob, oven, extractor hood, fridge freezer, range of wall and base units, window to rear elevation. Under stairs storage cupboard.

Utility Room

4.2 x 1.9 (13'9" x 6'3") - Range of integrated appliances including washing machine and tumble dryer, wall and base units, door to rear elevation.

First Floor

Landing

Glass and wood balustrade.

Bedroom One

4 x 3.6 (13'1" x 11'10") - Master bedroom window to front elevation.

Bedroom Two

4.1 x 2.4 (13'5" x 7'10") - Double bedroom, window to rear elevation.

Family Bathroom

2.4 x 1.7 (7'10" x 5'7") - A modern three piece white suite briefly comprising, wc, pedestal wash hand basin, bath with overhead shower, heated towel rail, window to the rear.

Outside

Gardens

Outside there is a garden forecourt to the front and an enclosed patio yard to the rear.



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.

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