

£159,995
Leasehold



Jon Simon
FOR SALE

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JON SIMON
ESTATE AGENTS

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Features

- Two Double Bedroom Mid Terrace
- Spacious Lounge with Feature Fireplace
- Separate Dining Room
- Single Storey Kitchen Extension
- GCH & Double Glazed
- Three Piece Shower Room
- Open views over farmland to the rear
- Enclosed rear yard & Small garden frontage
- Sold with no onward chain
- EPC Rating - E
- Close to all local amenities and transport links
- Situated on a popular road in Walshaw Village
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** VIEWS OVER FARM LAND TO THE REAR ** SOLD WITH NO ONWARD CHAIN **** A delightful and traditional mid terrace property in the ever popular village of Walshaw, enjoying stunning views to the rear over local farm land. Located on the border of both Walshaw & Tottington villages with local shops, primary & secondary schools, village amenities and local countryside on your doorstep. The property does benefit from being warmed by modern gas fired central heating and is fully double glazed. In brief the property comprises of; Entrance vestibule, lounge, dining room, fitted kitchen/diner. To the first floor is a landing, two double bedrooms and a three piece shower room, garden to the front and an enclosed rear yard with brick built out houses. Viewing is highly recommend and is strictly by appointment only via our Ramsbottom office.

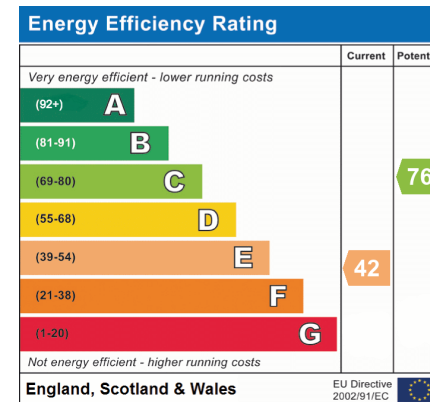
Tenure: Leasehold

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

Flood Risk: Very Low

Broadband availability: Superfast: Download: 114Mbps Upload: 20Mbps

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



Local Authority

Bury Council
Band B
Tax Band Amount: £1695.21

Room Descriptions

Ground Floor

Vestibule

UPVC double glazed front door and window.

Lounge

UPVC double glazed front window, radiator, meter cupboards, coal effect gas fire with fireplace surround, dado rail and ceiling point.

Dining Room

Gas fire, radiator, storage cupboard and ceiling point.

Kitchen

A range of wall and base units with complementary worksurface, 1 1/2 bowl sink with drainer, part tiled walls, plumbed for washing machine, ceiling point, UPVC double glazed rear window and UPVC double glazed back door

First Floor

Landing

Ceiling point and loft access.

Bedroom One

UPVC double glazed front window, radiator, storage cupboard and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

Shower Room

Three-piece white suite comprising of a walk-in shower unit with electric shower, wash hand basin, low level WC, part tiled walls, storage cupboard, wall heater, ceiling point and UPVC double glazed rear.

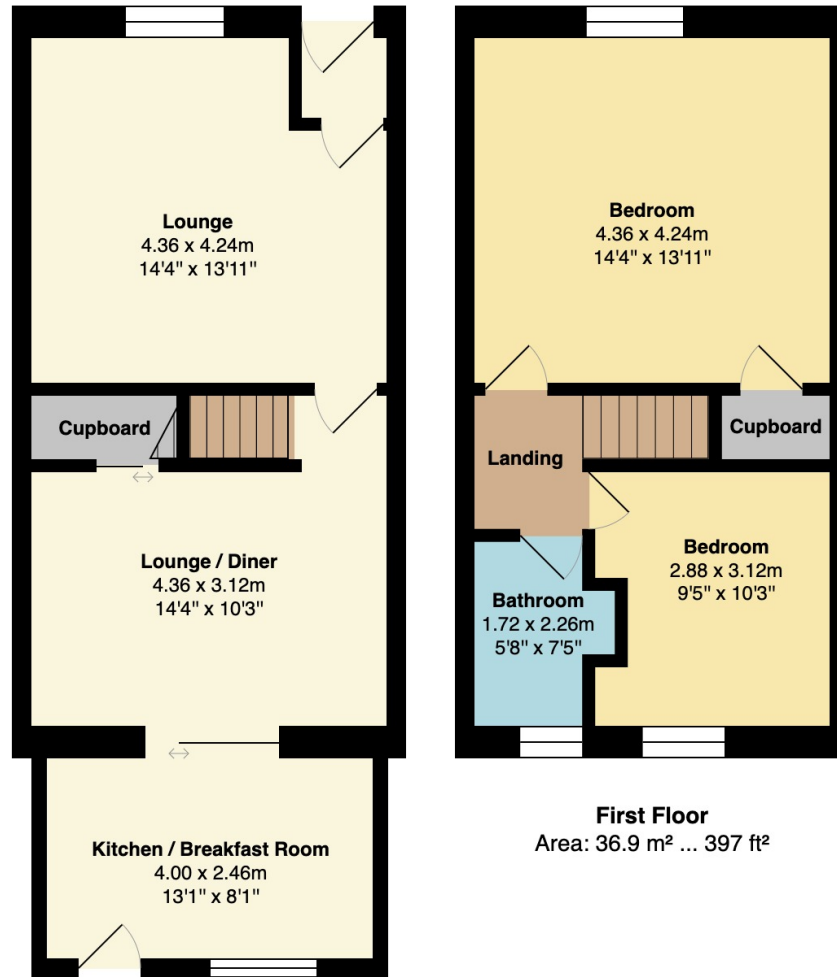
Outside

Yard

Enclosed flagged yard with outside water tap and gated access to the rear.



Floorplan



Ground Floor
Area: 48.3 m² ... 520 ft²

First Floor
Area: 36.9 m² ... 397 ft²

Total Area: 85.2 m² ... 917 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.