

£175,000  
Leasehold



**JON SIMON**  
ESTATE AGENTS



### Features

- Well Presented, Two Bedroom, Mid Stone Terrace Cottage
- Brand New Modern Fitted Kitchen With Integral Appliances
- Bright & Airy Accommodation
- Spacious Lounge & Vestibule
- Gas Central Heating & Double Glazing Throughout
- Close To Popular Local Schools & Motorway Links
- Superb Three Piece Shower Room
- Highly Sort After Location & Walking Distance to Ramsbottom Town Centre
- Enclosed Low Maintenance Rear Yard
- EPC Rating - C
- Viewing highly recommended and is strictly by appointment only

## Summary of Property

**\*\* A STUNNING, PERIOD MID STONE COTTAGE \*\* TWO DOUBLE BEDROOMS \*\* BRAND NEW KITCHEN \*\* A MUST SEE!!! TO APPRECIATE CHARM, SIZE & LOCATION \*\*** JonSimon is delighted to introduce to the market this impeccably maintained two-bedroom period mid-stone cottage, conveniently located near Ramsbottom town center. The residence is in pristine condition, boasting gas central heating and double glazing throughout. The layout includes an entrance vestibule, a well-presented living room, and a newly fitted dining kitchen with views of the rear yard. The first floor features two spacious double bedrooms and a modern, superbly appointed shower room. The property also offers a low-maintenance rear yard with a seating area. To truly grasp the charm and spaciousness of this delightful property, viewing is essential and strictly by appointment through our Ramsbottom office.

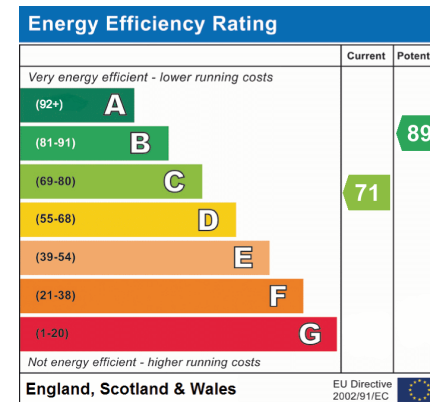
Tenure: Leasehold

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

Flood Risk: Very Low

Broadband availability: Superfast: Download: 80Mbps Upload: 20Mbps

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



### Local Authority

Bury Council  
 Band B  
 Tax Band Amount: £1695.21

## Room Descriptions

### Ground Floor

#### Vestibule

Composite double glazed front door, tiled flooring and ceiling point.

#### Lounge

UPVC double glazed front window, radiator, ceiling beams, TV point, meter cupboard and ceiling point.

#### Dining Kitchen

A modern brand new range of wall and base units with complementary work surface, single sink unit with drainer, four ring induction hob with extractor hood above, electric oven, Integrated washing machine, tiled walls, Combi boiler, radiator, ceiling, spotlights, UPVC double glazed window, composite double glazed back door and stairs leading to the first floor landing.

### First Floor

#### Landing

Ceiling point and loft access.

#### Bedroom One

UPVC double glazed front window, radiator and ceiling point.

#### Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

#### Shower Room

A modern three piece white suite comprising of a walk-in shower unit, low level WC, wash hand basin with storage cupboard underneath, chrome heated towel radiator, wall mounted electric mirror, ceiling spotlights, part tiled walls and UPVC double glazed rear window.

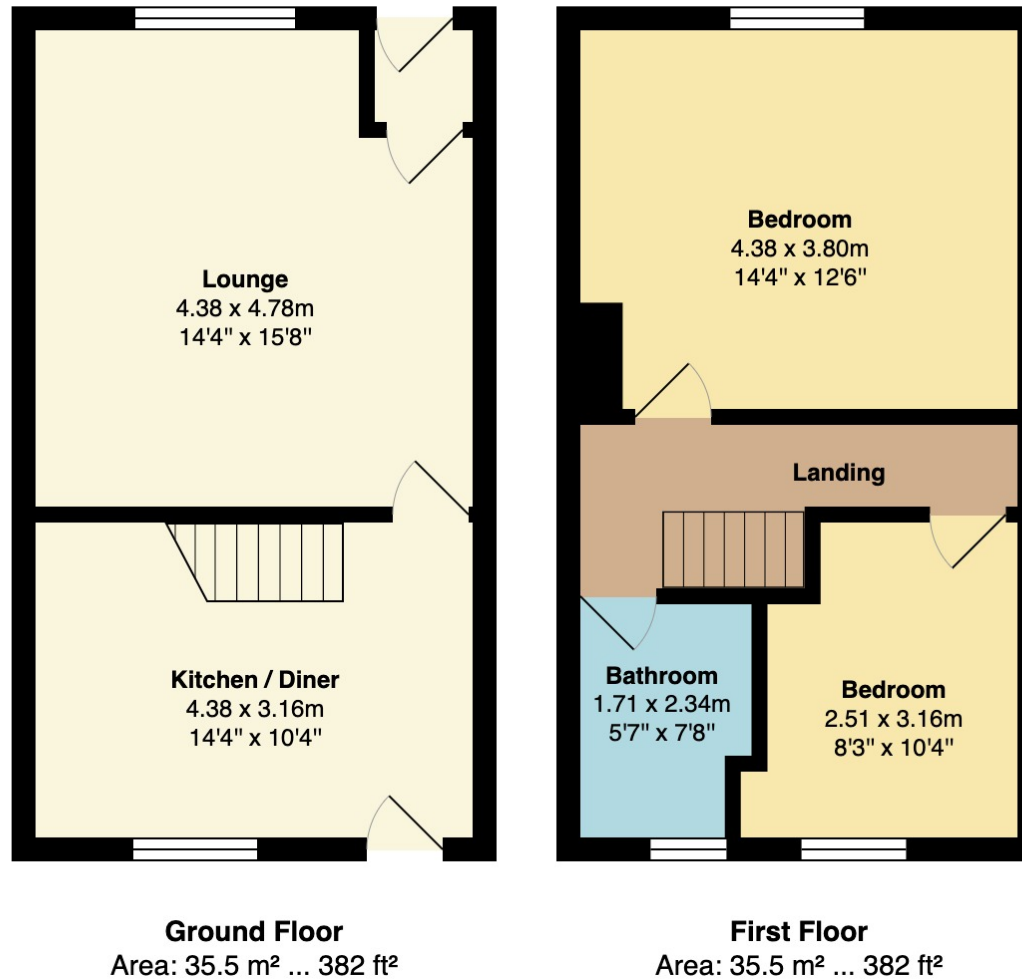
### Outside

#### Yard

Enclosed flagged yard with gated access to the rear and stone wall surround.



## Floorplan



Total Area: 71.0 m<sup>2</sup> ... 764 ft<sup>2</sup>

### 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.