

£149,995  
Freehold



**JS** SIMON  
ESTATE AGENTS



**Features**

- Deceptively spacious two bedroom end stone terrace
- Spacious Lounge with feature fireplace
- Fitted Dining Kitchen
- Sold with no onward chain
- Gas central heated and double glazed throughout
- Modern three piece white bathroom suite
- Enclosed low maintenance communal rear yard
- Ideal location for schools in the local area & 3/4's of a mile away to Ramsbottom village
- Perfect for first time buyers and buy to let investors
- Viewing highly recommended and is strictly by appointment only

**Summary of Property**

**\*\* SOLD WITH NO ONWARD CHAIN \*\* TWO DOUBLE BEDROOMS \*\*** A delightful stone end of terrace property lying just off Bolton Road West in a 'tucked away' unadopted cul-de-sac, offered with the benefit of no onward chain. Perfect for first time buyers or buy to let investors. Briefly comprising: attractive lounge with feature fireplace, modern dining kitchen, two good sized bedrooms and modern three piece white bathroom. Outside the property has a communal rear yard. The property as the usual benefits of gas central heating and double glazing throughout. Positioned within walking distance of Tagg Wood, Woodhey High School and St Andrews C of E Primary School. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax

Bury Council: A Annual Amount:£1453.03 Approx.

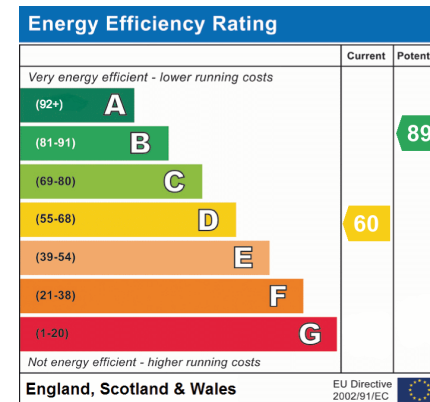
Flood Risk: Very Low

Broadband availability

Superfast: Download: 80Mbps Upload: 20Mbps

Mobile Coverage

EE - Medium, Vodafone - High, Three - High, O2 - High



**Local Authority**

Bury Council

Band A

Tax Band Amount: £1453.03

## Room Descriptions

### Ground Floor

#### Lounge

Living flame gas fire within attractive marble fireplace.

#### Kitchen/Diner

Including spindled staircase. Fitted with a range of modern base and wall units incorporating inbuilt oven, gas hob, stainless steel hood, inset sink unit, plumbing for automatic washing machine, tiled splashbacks.

### First Floor

#### Landing

Ceiling point.

#### Bedroom One

Plus inbuilt wardrobes and spot lights.

#### Bedroom Two

Ceiling point.

#### Bathroom

Three piece white suite comprising panelled bath with shower and screen, pedestal wash basin, w.c., part tiled walls, linen cupboard, chrome towel radiator.

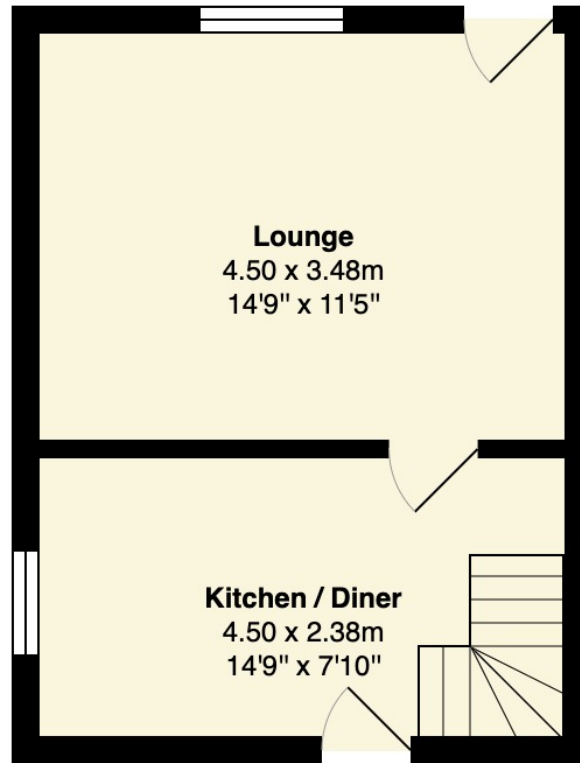
### Outside

#### Yard

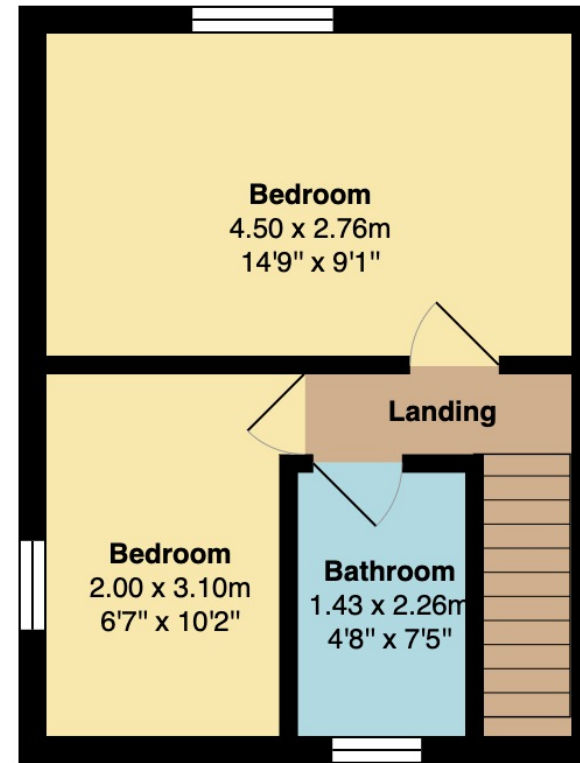
Communal rear yard with gated access to the side.



## Floorplan



**Ground Floor**  
Area: 27.1 m<sup>2</sup> ... 292 ft<sup>2</sup>



**First Floor**  
Area: 27.1 m<sup>2</sup> ... 292 ft<sup>2</sup>

**Total Area: 54.2 m<sup>2</sup> ... 583 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.