

£175,000  
Leasehold



**JS** SIMON  
ESTATE AGENTS



### Features

- Well presented two bedroom plus loft room stone property
- Ideal for a first time buyer or a young family
- Found just under a mile from Ramsbottom town centre and all its amenities
- Modern fitted kitchen & bathroom
- Two double bedrooms and loft room
- Spacious lounge with feature fireplace & Separate dining room
- Fully double glazed and gas central heating
- Sold with no onward chain
- Viewing highly recommended and is strictly by appointment only

## Summary of Property

**\*\* SOLD WITH NO ONWARD CHAIN \*\* TWO SEPARATE RECEPTION ROOMS \*\* FEATURE FIREPLACE \*\* TWO BEDROOM PLUS LOFT ROOM \*\*** Attractively presented and surprisingly spacious two bedroomed plus loft room stone built mid terraced property. This well equipped property boasts a spacious lounge with feature log burner, a separate dining room, fully fitted kitchen, three piece white bathroom, two good sized bedrooms plus loft room. The property has the usual benefits of gas central heating and is fully double glazed. Small garden forecourt and enclosed rear yard. Conveniently positioned within walking distance of Ramsbottom Village Centre where you can find high quality local shops, bars and a variety of restaurants. Viewing is highly advised and strictly by appointment only via our Ramsbottom office.

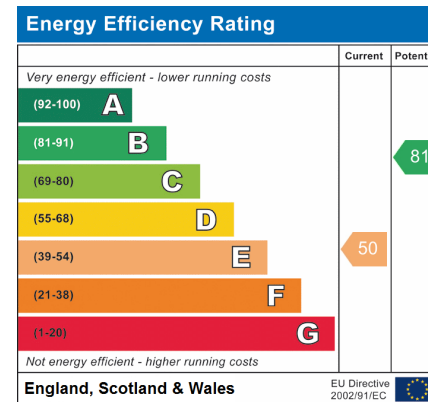
Tenure: Leasehold, Lease Term: 999 years Lease end date: TBC

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

Lounge

Dining Room

Kitchen

### First Floor

Landing

Bedroom One

Bedroom Two

Bathroom

### Second Floor

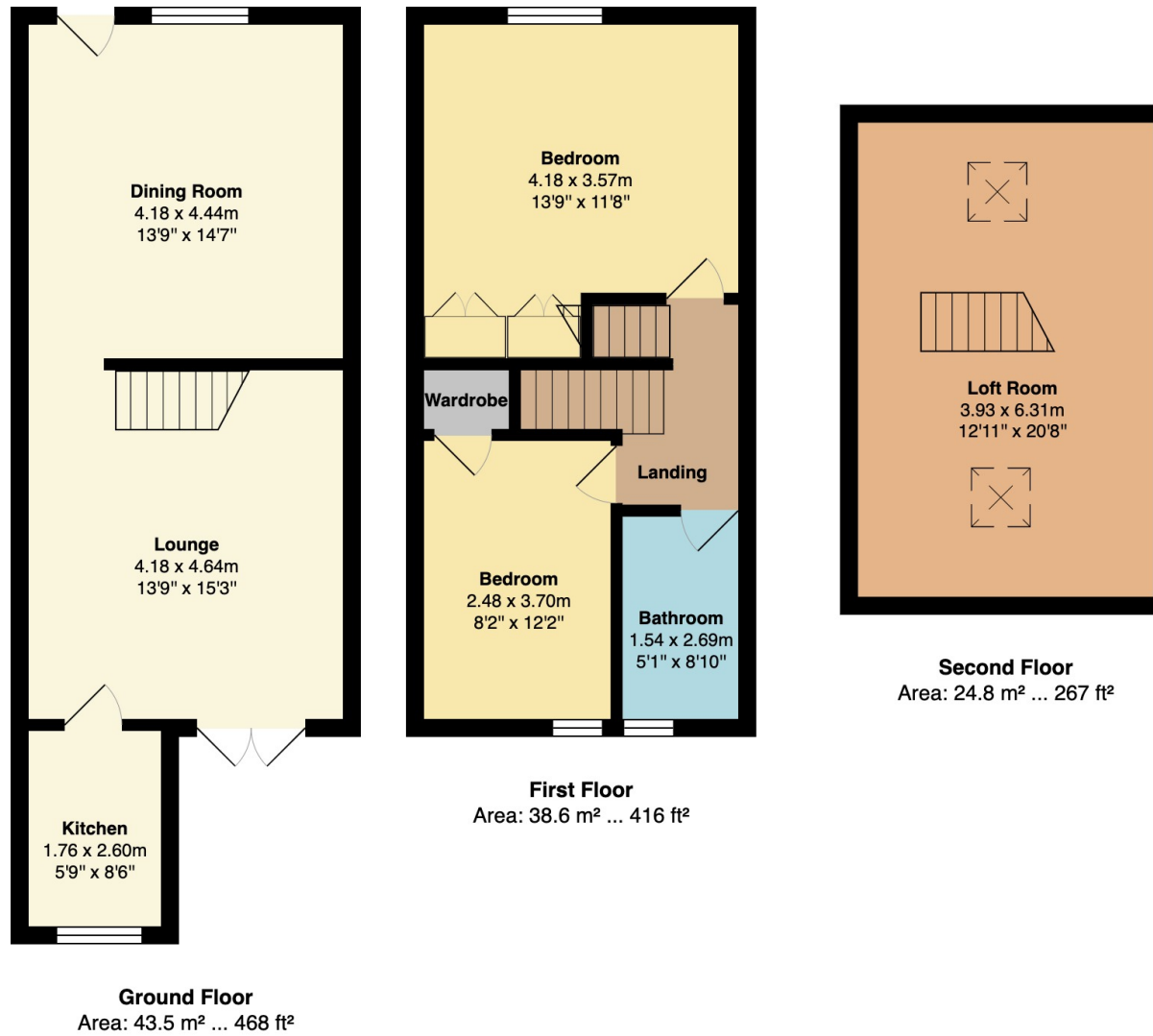
Loft Room

### Outside

Yard



# 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.