

£245,000  
Leasehold



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### Features

- Absolutely Stunning Three Bedroom Mid Terrace in Ramsbottom
- Amazing Entertaining Dining Kitchen with Utility Room
- Entrance Vestibule with Original Flooring & Hallway
- Spacious Lounge with Feature Log Burning Stove
- Three Good Sized Bedrooms
- Guest W.C. & Three Piece White Family Bathroom
- Large Paved South Westly Enclosed Rear Yard
- Close Local Amenities and Transport Links
- EPC Rating - C
- Only After an Internal Viewing will you Appreciate the True Quality of this Stunning Property

## Summary of Property

**\*\* BEAUTIFUL INTERIOR \*\* LOG BURNING STOVE \*\* UTILITY ROOM & GUEST WC \*\*** Fir Street, Ramsbottom is a substantial and stunning three bedroom mid terrace, crafted from sturdy stone, situated on a sought-after street. It boasts proximity to the town centre on foot and easy access to major motorways by car. This property is a must view, featuring gas-fired central heating and UPVC double glazing throughout. Its layout includes an entrance vestibule with original tiled flooring, inner hallway, cosy living room with feature log burning stove, a well-appointed dining kitchen, utility room and modern guest WC. Three good sized bedrooms, and a three piece white family bathroom on the first floor. Outside, there's a charming garden forecourt and a secluded paved rear yard enjoying a sunny southwest exposure perfect for those summer evenings. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

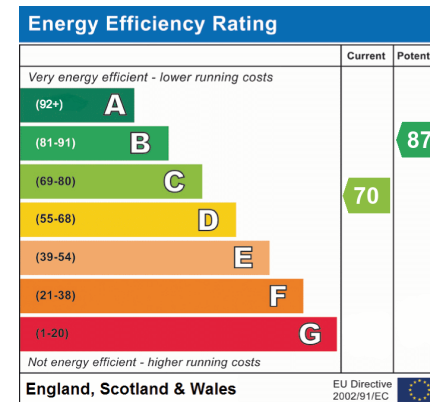
Tenure: Leasehold, Lease end date: TBC

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

Flood Risk: Very Low

Broadband availability: Superfast: Download: 218Mbps Upload: 32Mbps

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

Complete with mosaic tiled floor and composite double glazed front door..

#### Inner Hallway

Traditional reception hallway with staircase leading off, radiator, laminate flooring and ceiling point.

#### Lounge

4.11m x 3.44m (13' 6" x 11' 3") - Generous lounge with UPVC double glazed windows to front aspect, feature fireplace with log burning stove, in built shelves and cupboards and ceiling coving.

#### Dining Kitchen

4.70m x 4.07m (15' 5" x 13' 4") - Superbly fitted modern kitchen with a range of base and wall units incorporating Neff appliances including built under oven, ceramic hob with canopy hood, integrated fridge, freezer, island unit with inset sink and dishwasher, further storage under stairs, recessed lighting, dining area with matching table and chairs, laminate flooring. UPVC double glazed rear window.

#### Utility Room

3m x 2.27m (9' 10" x 7' 5") - Worksurface, plumbing for automatic washing machine, space for tumble dryer. UPVC double glazed side window and composite double glazed back door.

#### Guest WC

A modern two piece white suite comprising of a low level w/c, wash hand basin, part tiled wall, under unit cupboard, laminated flooring and ceiling point.

### First Floor

#### Landing

Spindled balustrade and ceiling point.

#### Bedroom One

4.07m x 2.77m (13' 4" x 9' 1") - Plus entrance recess. Large double bedroom, UPVC double glazed window with aspect to rear with views over rooftops to Peel Tower.

#### Bedroom Two

4.07m x 1.99m (13' 4" x 6' 6") - UPVC double glazed window with aspect to front, walk-in wardrobe, loft access.

#### Bedroom Three

3.18m x 2.58m (10' 5" x 8' 6") - UPVC double glazed window with aspect to front, radiator and ceiling point.

#### Family Bathroom

2.40m x 1.77m (7' 10" x 5' 10") - Modern three piece white suite comprising shower-bath, pedestal wash basin, w.c., tiled walls and floor, inbuilt cabinet-linen cupboard and overhead storage. UPVC double glazed rear window.

#### Outside

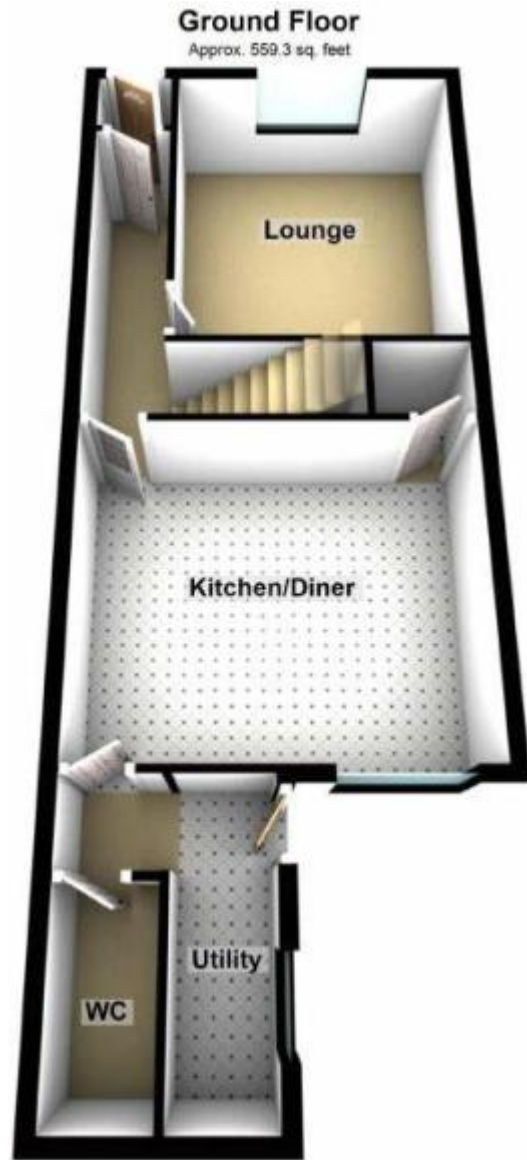
##### Gardens

Front: Traditional garden forecourt.

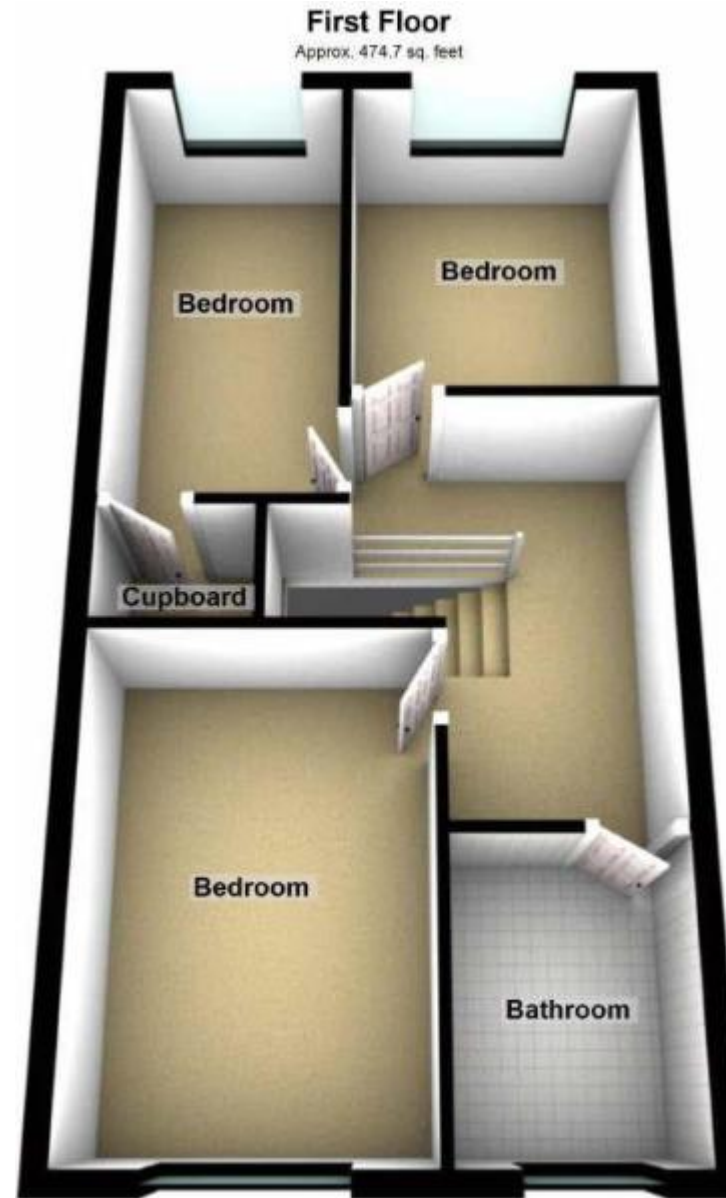
Rear: Enclosed paved yard with large patio area, screen fencing, external water supply, brick built outhouse and paved access to the rear.



## Floorplan



Total area: approx. 1034.0 sq. feet



### 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.