

£180,000
Freehold



JON SIMON
ESTATE AGENTS

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Features

- A deceptively large, two bedroom stone family home
- Spacious Lounge & Dining room
- Fully fitted Kitchen with Pantry
- Four Piece Bathroom Suite
- Well maintained front and rear gardens
- Carport for off road parking to the rear
- Electric Heated and Double Glazed Throughout
- Entrance Vestibule
- Sold with no onward chain
- EPC Rating - F
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** SOLD WITH NO ONWARD CHAIN ** TWO RECEPTION ROOMS **** JonSimon is delighted to introduce to the market this bright and spacious two double bedroom stone terraced home, located in the highly desirable area of Ramsbottom. The house is within walking distance to local schools and Ramsbottom and Holcombe Brook centres and a short drive to the motorway networks. The property has the usual benefits of electric heating and is UPVC double glazed, the accommodation briefly comprises; entrance vestibule, bright living room, separate dining room, kitchen with pantry cupboard. The first floor, two double bedrooms and a family four piece bathroom suite. Outside there is beautiful garden forecourt and to the rear is a large well maintained flagged patio area with outhouse and car port providing off road parking. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax

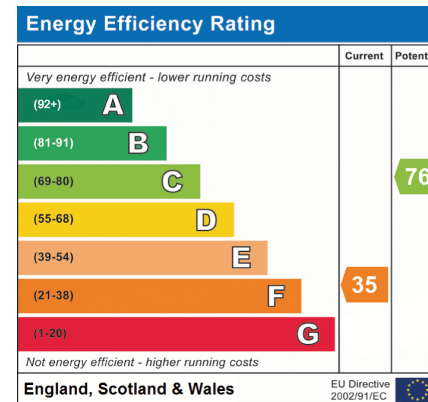
Bury Council: B Annual Amount:£1695.21 Approx.

Flood Risk: Very Low

Broadband availability

Superfast: Download: 128Mbps Upload: 20Mbps

Mobile Coverage



Local Authority

Bury Council
 Band B
 Tax Band Amount: £1695.21

Room Descriptions

Ground Floor

Vestibule

Front door and window.

Lounge

UPVC double glazed front window, electric wall heater, electric fire with enclosed fireplace, ceiling coving and ceiling point.

Dining Room

UPVC double glazed rear window, electric fire with tiled surround, storage cupboard, electric wall heater, wall lights, ceiling coving and small cupboard.

Kitchen

A range of wall and base units with complementary worksurface, electric cooker with four ring electric hob, single bowl sink unit with drainer, tiled flooring, plumbed for washing machine, ceiling point, UPVC double glazed side window and composite double glazed back door.

Pantry.

UPVC window and shelves.

First Floor

Landing

Loft access and ceiling point.

Bedroom One

UPVC double glazed front window, electric wall heater, fitted wardrobes, ceiling point and ceiling coving.

Bedroom Two

Double glazed rear window, electric wall heater, fitted wardrobes and ceiling point.

Bathroom

A four piece white bathroom suite, comprising of a walk-in shower unit with electric shower, panel bath with mixer taps, low level WC, wash hand basin with cupboard underneath, part tiled walls, ceiling point, electric wall heaters, UPVC double side and rear windows.

Outside

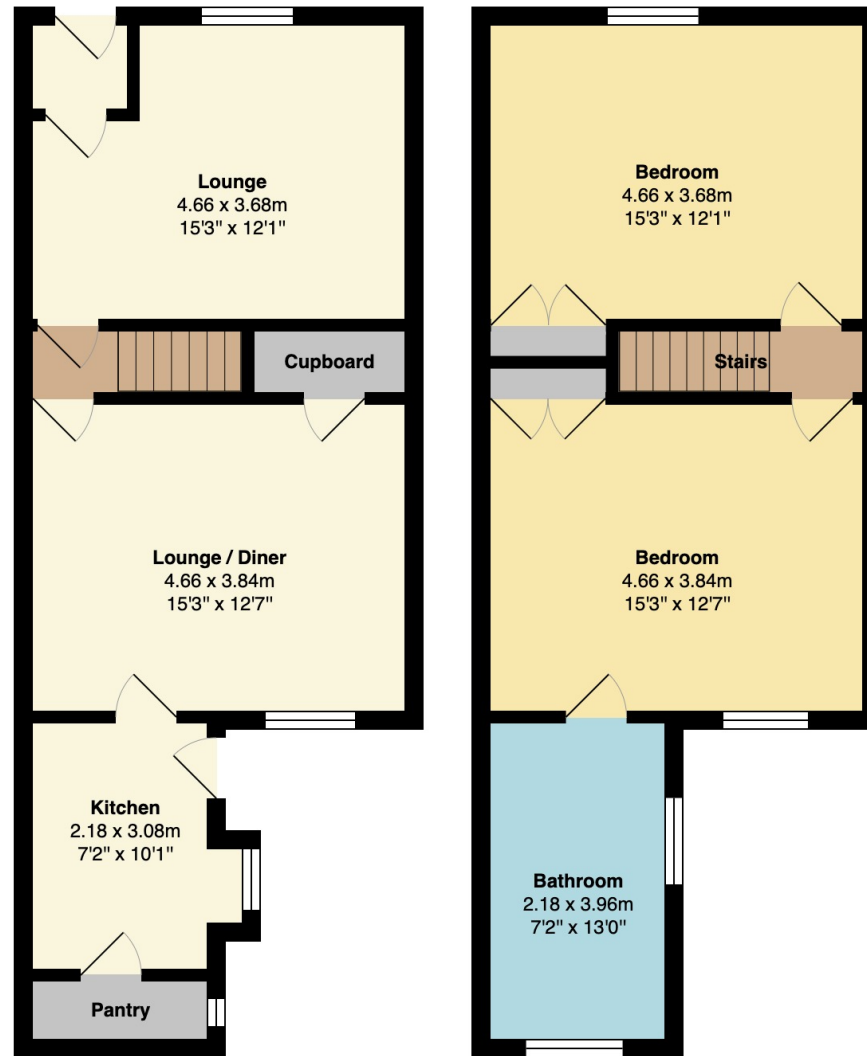
Gardens & Parking

Front: Beautiful garden with borders and shrubs.

Rear: An enclosed back yard with borders and shrubs, carport providing off-road parking, storage cupboard and brick built out house.



Floorplan



Ground Floor
Area: 49.5 m² ... 532 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.