

£200,000  
Leasehold



JON SIMON  
ESTATE AGENTS

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### Features

- Well Presented, Two Bedroom, Mid Stone Terrace Cottage
- Lovely Views Overlooking The Bowling Green & Yard To Rear
- Modern Fitted Kitchen/Diner
- Spacious Lounge with Feature Fireplace
- Well Sought After Location, Close to Ramsbottom Town Centre
- Gas Central Heating & Double Glazing Throughout
- Two Double Bedrooms
- A Must See!!! To Appreciate Size, Charm & Location
- EPC Rating - D
- Entrance Vestibule & Landing
- Viewing By Appointment Only - Contact Us To View

## Summary of Property

**\*\* WELL PRESENTED, MID STONE COTTAGE \*\* TWO DOUBLE BEDROOMS \*\* VIEWS OVERLOOKING BOWLING GREEN \*\* SOLD WITH NO ONWARD CHAIN \*\* A MUST SEE!!! TO APPRECIATE CHARM & CHARACTER \*\*** JonSimon are pleased to bring to the market this two double bedroom mid stone cottage, situated in close proximity to Ramsbottom town centre. The property is immaculate and well presented and benefits from gas central heating and double glazing throughout. The property benefits from fantastic views overlooking the bowling green and has character and charm. The property in brief comprises of entrance vestibule, living room feature fireplace and modern kitchen/ diner with door leading into the rear yard. To the first floor there are two double bedrooms and a modern fitted four piece white bathroom. To the rear of the property is a low maintenance flagged yard and brick built outhouse. Viewing is essential to appreciate the size and position of this wonderful property and is strictly by appointment only via our Ramsbottom office.

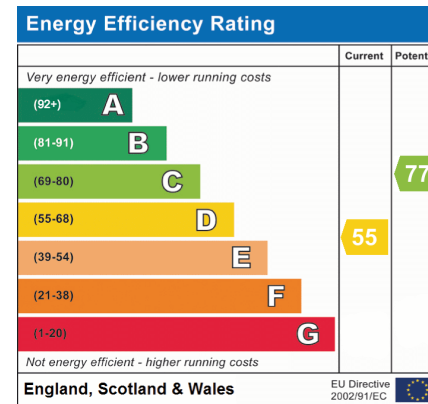
Tenure: Leasehold, Lease end date: TBC

Local Authority/Council Tax: Bury Council: A Annual Amount:£1453.03 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 75Mbps Upload: 18Mbps

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

#### Entrance Vestibule

uPVC door to the front door.

#### Lounge

4.57m x 4.25m (15' 0" x 13' 11") uPVC double glazed window, radiator, wall lights, fireplace with electric fire and meter cupboard.

#### Dining Kitchen

4.56m x 3.85m (15' 0" x 12' 8") Laminate flooring, radiator, stairs to first floor, modern range of wall and base units with part tiled splash backs, overhead extractor hood, gas hob, electric oven, sink and drainer, uPVC double glazed window to the rear, wall mounted boiler.

### First Floor

#### Landing

Loft hatch, radiator.

#### Bedroom One

3.23m x 4.55m (10' 7" x 14' 11") uPVC double glazed window, radiator, fitted wardrobes.

#### Bedroom Two

2.89m x 2.94m (9' 6" x 9' 8") uPVC double glazed window, radiator and ceiling point.

#### Family Bathroom

1.52m x 3.85m (5' 0" x 12' 8") Four piece suite comprising of wash hand basin, wc, panelled bath and a shower cubicle. Part tiled splash backs, radiator, uPVC double glazed window.

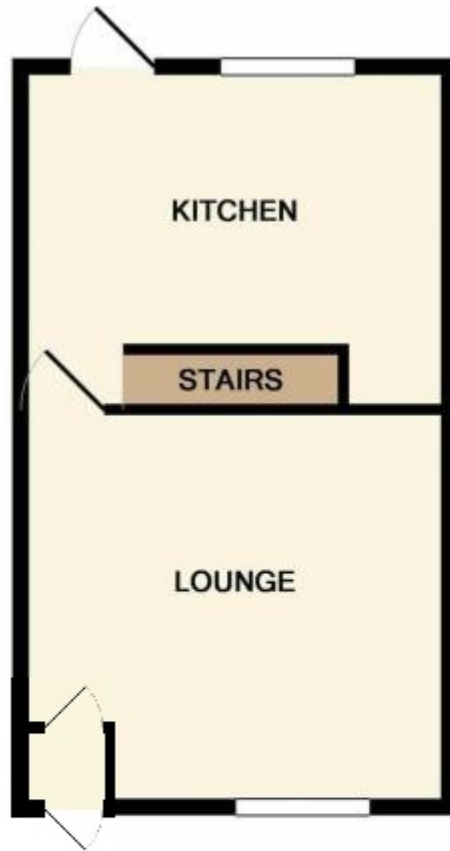
### Outside

#### Yard

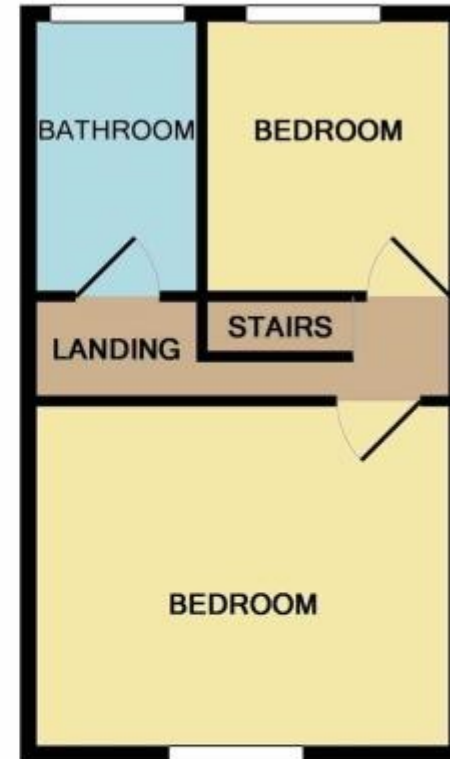
Small garden to the front with enclosed yard to the rear with gated access. There is also a brick outhouse to the rear



## Floorplan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### 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.