

£195,000
Freehold



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Features

- A Well Presented Three Bedroom End Town House
- Entrance Hallway & Utility Room
- Superb Fully Fitted Dining Kitchen & Storage Cupboard
- Spacious Lounge
- Three Good Sized Bedrooms
- Ideally Suited to the Growing Family or First Time Buyers
- Walking distance from both local Primary & Secondary schools
- Modern Three Piece White Bathroom Suite
- Corner Plot
- EPC Rating - D
- Fully Double Glazed and Gas Central Heating
- Viewing highly recommended and strictly by appointment only

Summary of Property

**** IMMACULATELY PRESENTED THROUGHOUT ** SUPERB MODERN DINING KITCHEN & UTILITY ROOM **** This three bedroom end town house boasts three good sized bedrooms and is ideal for a young family or first time buyers. On the ground floor is a entrance hallway, spacious reception room and an eye catching modern dining kitchen plus utility room. To the first floor are three generous bedrooms with an impressive three piece white family bathroom suite. The home is situated on a well established residential location and comes with all the usual benefits of gas central heating system and is fully double glazed. There is a low maintenance gardens to front plus landscaped rear garden with lawn and paving. This lovely home can be found less than a mile from Ramsbottom town centre and all its amenities! Early viewing is a must to appreciate the accommodation on offer and is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

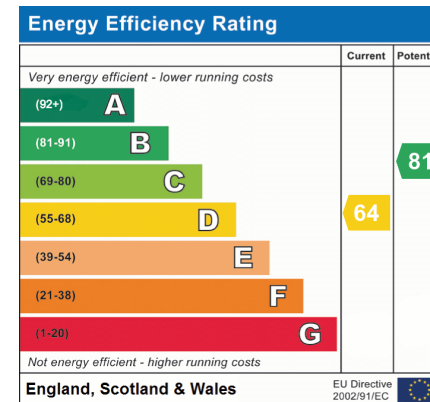
Local Authority/Council Tax

Bury Council: A Annual Amount:£1453.03 Approx.

Flood Risk: Very Low

Broadband availability - Superfast: Download: 64Mbps Upload: 14Mbps

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 Hallway

UPVC double glazed front door, radiator, ceiling point and stairs leading into the first floor landing.

Lounge

UPVC double glazed front window, radiator, TV point, ceiling coving, solid oak mantle piece and ceiling point.

Dining Kitchen

A modern range of wall and base units, complementary worksurface, single bowl sink unit with drainer, four ring electric hob with extractor unit above, double electric oven, radiator, under unit lighting, part tiled walls, large storage cupboard, ceiling point and UPVC double glazed rear window

Utility Room & Store

UPVC double glazed back door, plumbed for washing machine and dryer, power point ceiling points.

First Floor

Landing

Loft access, air filter system and ceiling point

Bedroom One

UPVC double glazed front window, radiator, TV point and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator, built in wardrobes and cupboards and ceiling point.

Bedroom Three

UPVC double glazed front window, radiator point and ceiling point.

Family Bathroom

A modern three piece white bathroom suite comprising of a panel bath with mixer tap, electric shower above, wash hand basin, low level WC, chrome towel radiator, fully tiled walls, extractor fan, ceiling point and UPVC double glazed rear window.

Outside

Gardens

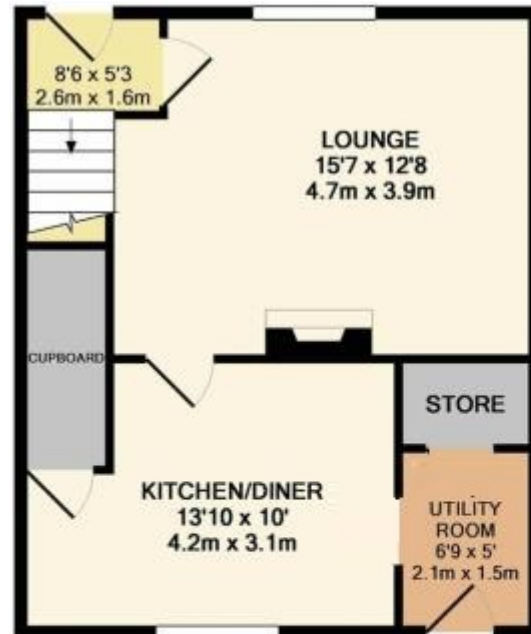
Front: Flagged pathway, lawn area with well maintained borders and shrubs.

Side: A flagged area, well maintained borders and shrubs, lawn area and fence panel surround.

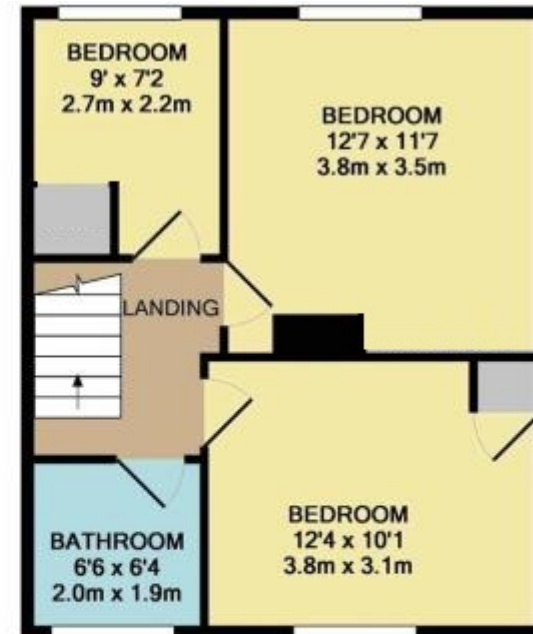
Rear: A flagged patio area, steps leading to the lawn, with well-maintained borders and shrubs, water tap, additional patio area and fence panel surround.



Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 847 SQ.FT. (78.7 SQ.M.)
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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.