

£675
pcm



JON SIMON
ESTATE AGENTS

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Features

- Two Bedroom End Terrace Home
- Entrance Hallway
- Spacious Lounge
- Modern Dining Kitchen
- Modern Three Piece Bathroom
- Close Local Amenities and Transport Links
- Available Immediately
- EPC Rating - D
- Gas Central Heating & Double Glazed Throughout
- Enclosed Rear Yard
- Viewing by appointment only

Summary of Property

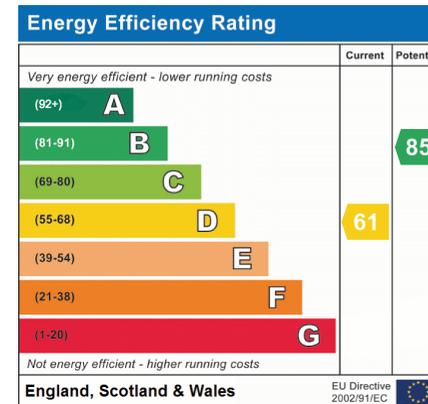
**** AVAILABLE IMMEDIATELY **** Well presented two-bedroom end terrace property, is now available on the market for immediate occupancy. This residence, recently subjected to a comprehensive renovation, is highly recommended for viewing and conveniently situated near the motorway network and picturesque open countryside. The property includes an entrance hallway leading to an spacious lounge and modern dining kitchen area. On the first floor, you'll find two bedrooms and a contemporary three-piece bathroom suite. With the added advantages of gas central heating and double glazing, this well-maintained home is a definite must-see in our opinion.

Tenancy Deposit - £675.00

Tenancy Term - Minimum 6 months

Council Tax Band - A

Viewing strictly by appointment only with our Ramsbottom office.



Local Authority

Rossendale Council
 Band A
 Tax Band Amount: £1471.95

Room Descriptions

Ground Floor

Entrance Hallway

UPVC front entrance door, gas central heating radiator, stairs to the first floor, door to lounge

Lounge

UPVC double glazed window, gas central heating radiator, door to kitchen.

Dining Kitchen

UPVC double glazed window, white high gloss wall and base units, laminate work tops, inset stainless steel sink and drainer, plumbing for washing machine, gas central heating radiator, under stair storage, uPVC half glazed door to rear

First Floor

Landing

Loft access, doors to two bedrooms and bathroom

Bedroom One

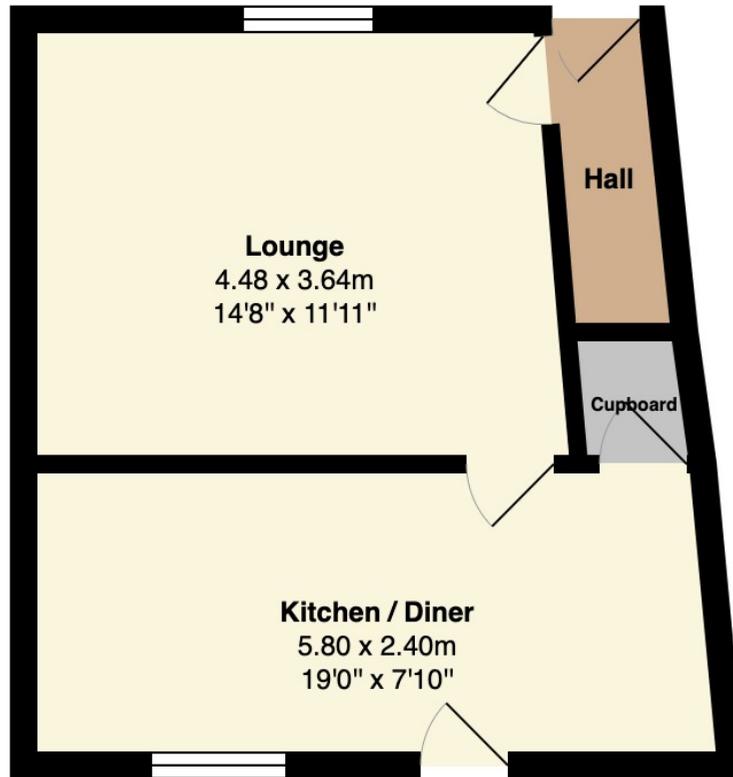
UPVC double glazed window, gas central heating radiator, storage cupboard housing the combi boiler.

Bedroom Two

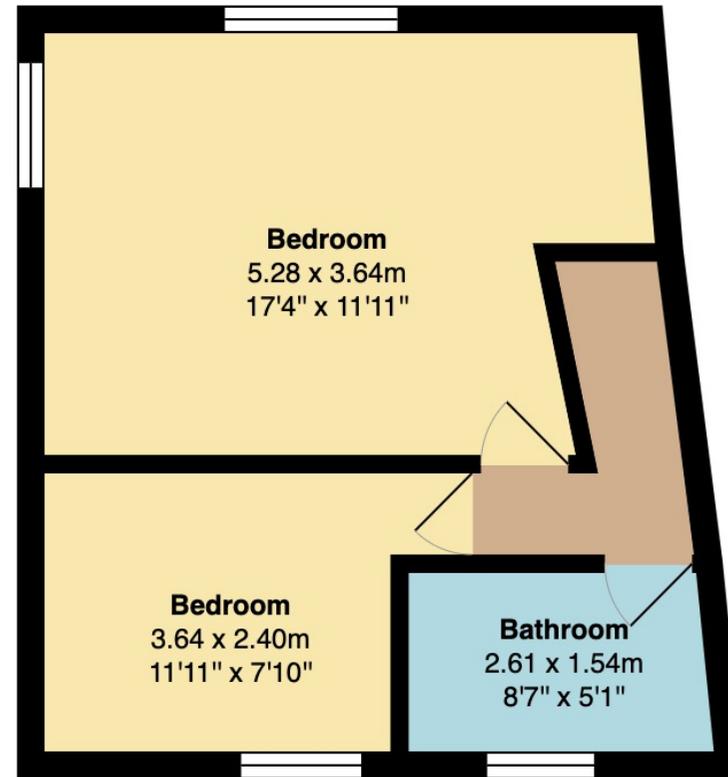
UPVC double glazed window, gas central heating radiator and ceiling point.



Floorplan



Ground Floor
Area: 34.6 m² ... 373 ft²



First Floor
Area: 34.0 m² ... 366 ft²

Total Area: 68.7 m² ... 739 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.