

£895  
pcm



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### Features

- A well presented two bedroom garden fronted terrace
- Spacious Lounge & Separate Dining room
- Entrance Hallway & Modern Kitchen
- Gas central heated and Double glazed throughout
- Modern four piece bathroom suite
- Two generous bedrooms
- Front Garden & Rear Yard
- On Street Parking to the Front
- Viewing highly recommended and is strictly by appointment only

### Summary of Property

**\*\* AVAILABLE NOW \*\*** This well presented and pleasantly positioned stone built mid terrace property, Benefiting from two generous bedrooms, providing neatly presented and tastefully decorated accommodation throughout. Situated in a popular and accessible location well placed for access to Ramsbottom its amenities and motorway connections. Internally the property comprises of; Entrance hallway, Two reception rooms, Modern fitted kitchen, two generous bedrooms plus a modern four piece bathroom suite with shower. Externally there is a delightful enclosed rear yard. Viewing is highly recommended in order to appreciate via our Ramsbottom team.

Rent:£895pcm

Deposit: £895

### Local Authority

Bury Council  
Band B

Tax Band Amount: £1780.17

## Room Descriptions

### Ground Floor

#### Entrance Hallway

With stairs rising to the first-floor landing and doors to the living room & dining room.

#### Lounge

A spacious room with window to the front.

#### Dining Room

A large room with window to the rear, under stairs storage cupboard & wall mounted fireplace. There is a door to the rear of the room with glazed inserts that leads to the:

#### Kitchen

Fitted with a range of wall & base units with work surface over and contrasting wall tiling. There is an integrated four ring gas hob with single oven under, space & plumbing for washing machine and fridge/freezer. There are two windows to the side and personal door to the rear garden. Recessed ceiling spotlights.

### First Floor

#### Landing

From the first-floor landing there are doors to the two bedrooms & bathroom.

#### Bedroom One

A large double bedroom with window to the front.

#### Bedroom Two

A second double bedroom to the rear with built in wardrobe with window to the rear.

#### Bathroom

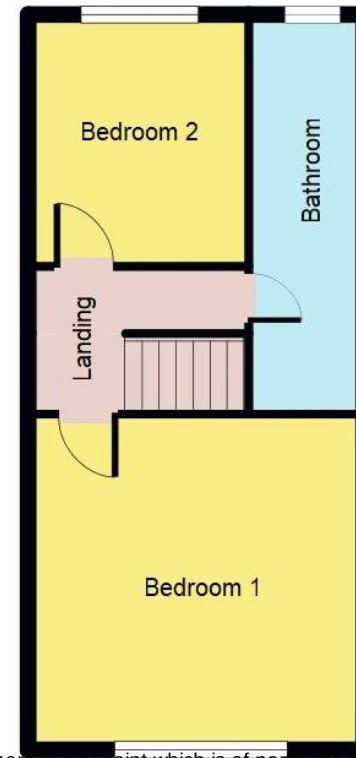
A four-piece suite of low-level WC, pedestal wash hand basin, bath in tiled surround and shower enclosure with shower, shower tray and shower screens fitted. There is an obscured glazed window to the rear, recessed ceiling spotlights, part tiled walls and heated towel rail.

### Outside

#### Gardens

To the front there are a paved courtyard garden to the front. To the rear of the property is a walled gravelled courtyard garden ideal for outside dining.





**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.