

£240,000  
Leasehold



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## Features

- STUNNING THREE BEDROOM MID MEWS
- SUPERB DINING KITCHEN WITH APPLIANCES
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- SITUATED IN A CUL-DE-SAC LOCATION & COUNTRYSIDE VIEWS
- BEAUTIFUL THREE PIECE FAMILY BATHROOM
- ALLOCATED PARKING & WELL KEPT FRONT & REAR GARDENS
- POPULAR & CONVENIENT LOCATION, WALKING DISTANCE TO RAMSBOTTOM CENTRE
- GAS CENTRAL HEATING & FULLY DOUBLE GLAZED
- ENTRANCE HALLWAY & LANDING AREA
- EPC Rating - C
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

## Summary of Property

**\*\* STUNNINGLY PRESENTED THREE BEDROOM MID MEWS \*\* ALLOCATED PARKING \*\* SUPERB DINING KITCHEN & FAMILY BATHROOM \*\* SET IN A QUIET CUL-DE-SAC LOCATION \*\*** JonSimon Estate Agents are pleased to present this Three Bedroom Mews Property situated in the Highly Sought After Area of Ramsbottom. With easy access to local amenities and transport links with close motorway access. The property briefly comprises of; an entrance hallway with access to the living room with feature fireplace and superb open plan kitchen/diner and stairs from hallway ascending to the first floor. To the first floor is the main bedroom with large storage cupboard which can be easily converted into a en-suite shower room, two further bedrooms and a stunning fully fitted family bathroom. To the rear of the property is an enclosed private garden with patio area and lawn with allocated parking to the front. Viewing is Essential to Appreciate Condition and Location of this Wonderful Property.

Tenure: Leasehold

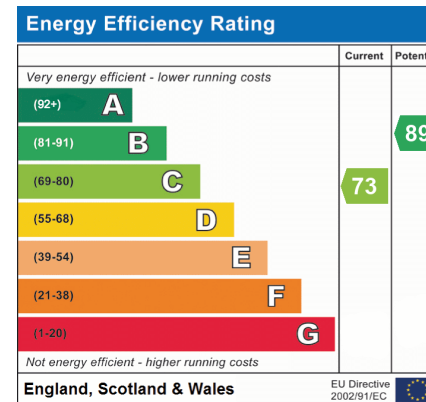
Annual ground rent: £50 per year

Local Authority/Council Tax: Bury Council: C Annual Amount:£2034.48 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 80Mbps Upload: 20Mbps

Mobile Coverage: EE - Medium, Vodafone - Low, Three - Medium, O2 - Medium



## Local Authority

Bury Council

Band C

Tax Band Amount: £2034.48

## Room Descriptions

### Ground Floor

#### Entrance Hallway

Front facing UPVC entrance door opens into the hallway with power points, alarm, centre ceiling light and stairs ascending to the first floor.

#### Lounge

With a front facing uPVC double glazed window, centre ceiling light, radiator and power points.

#### Dining Kitchen

With a rear facing UPVC double glazed window and French doors leading out to rear garden, modern fitted kitchen with a range of wall and base units with contrasting work surfaces and splash back tiles, inset sink and drainer unit, built in electric oven, electric hob with extractor hood above, integrated dishwasher, plumbing for washing machine, laminate flooring, centre ceiling light and radiator.

### First Floor

#### Landing

Centre ceiling light and loft access.

#### Bedroom One

With a rear facing UPVC double glazed window, centre ceiling light, radiator, large storage cupboard and power points.

#### Bedroom Two

With a rear facing UPVC double glazed window, centre ceiling light, radiator and power points.

#### Bedroom Three

With a front facing UPVC double glazed window, centre ceiling light, radiator.

#### Family Bathroom

A stunning suite comprising of fully tiled walls and flooring, with a rear facing opaque UPVC double glazed window, fitted with a three piece bathroom suite comprising of freestanding bath, low level WC and a hand wash basin, centre ceiling light, towel radiator and extractor fan.

### Outside

#### Gardens

Front: Mainly laid to lawn with plant and shrub borders, pathway leading to the front entrance door.

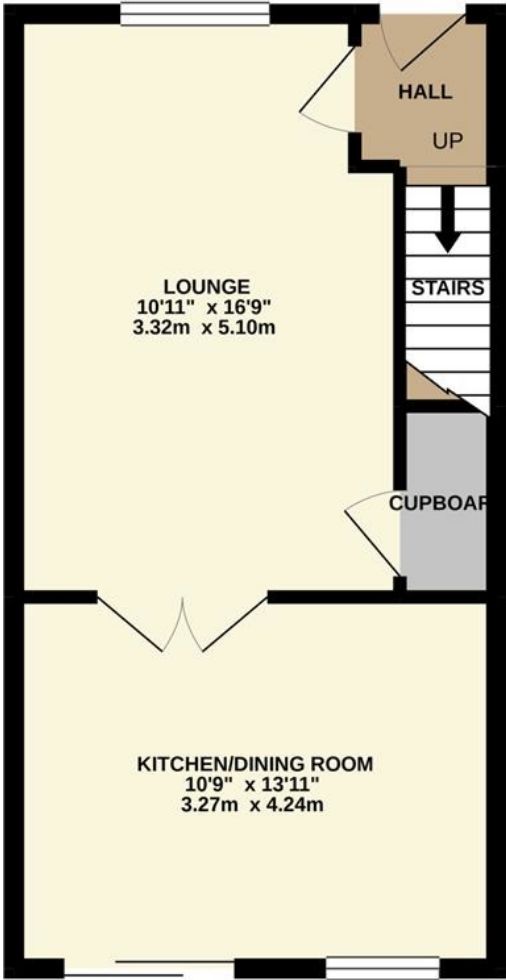
Rear: An enclosed rear garden, laid to lawn with plant and shrub borders, paved patio area and gated access to the rear.

Allocated parking in the parking area.

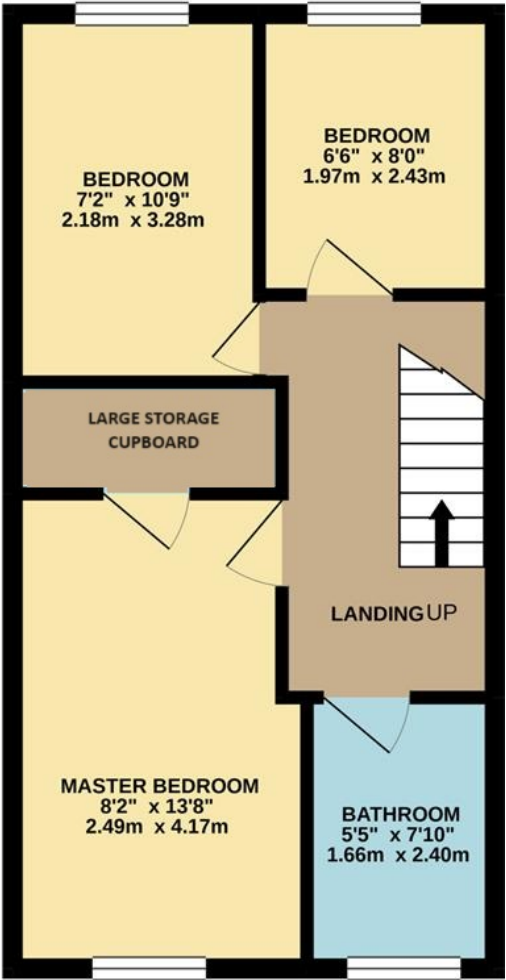


Floorplan

GROUND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.

**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.