

£875
pcm



JS
JON SIMON
ESTATE AGENTS



Features

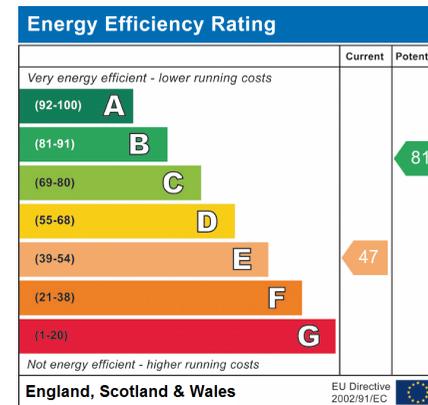
- Beautifully presented two bedroom stone property
- New Boiler, Oven, Hob & Washing Machine
- Found just under a mile from Ramsbottom town centre and all its amenities
- Entrance porch
- Spacious lounge
- Modern fitted kitchen
- Two generous bedrooms
- Modern fully fitted three piece bathroom suite
- Central heating system
- Double glazed throughout
- EPC Rating - E
- Low maintenance front garden
- Driveway for off road parking
- Early viewing a must to appreciate the accommodation on offer!

Summary of Property

FULLY REFURBISHED | Traditional Stone Built Cottage | Walking Distance Of Local Amenities | Walk In Condition | Modern High Gloss Kitchen | New Three Piece White Bathroom | New Boiler, Oven, Hob & Washing Machine | Entrance Porch | Large Lounge | | Two Bedrooms | Stylish Bathroom | Driveway For Off Road Parking | Central Location | AVAILABLE TO VIEW NOW!

Location: Located just off Bolton Street.

Deposit: £875



Local Authority

Bury Council
Band A
Tax Band Amount: £1525.86

Room Descriptions

Ground Floor

Front Porch

UPVC double glazed window & door, ceiling point.

Lounge

5.37m x 3.95m (17' 7" x 13') Front facing UPVC double glazed window and door, radiator, meter cupboard, stairs, ceiling point.

Kitchen

5.60m x 2.16m (18' 4" x 7' 1") Front facing UPVC double glazed windows, radiator, modern fitted wall and base units with complimentary moulded work surfaces incorporating a single drainer sink unit, integrated oven, 4 ring gas hob with extractor canopy over, combi boiler, spots, plumbed for washing machine.

First Floor

Landing Area

Ceiling spot lights.

Master Bedroom

3.24m x 3.89m (10' 8" x 12' 9") Front facing UPVC double glazed window, radiator, ceiling point.

Bedroom Two

2.15m x 3.91m (7' 1" x 12' 10") Front facing UPVC double glazed window, radiator, ceiling point, storage cupboard.

Bathroom

Front facing UPVC double glazed window, three piece white suite with splash back tiling to compliment, chrome wall mounted radiator, spots.

Outside

Garden

FRONT - Imprinted concrete drive providing off road parking for one vehicle. Lawn area with borders and shrubs.



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.