

£265,000
Leasehold



JON SIMON
ESTATE AGENTS

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Features

- Beautiful Three Bedroom Elevated End Stone Terrace
- Entrance Vestibule & Large Hallway
- Spacious Lounge with Feature Log Burning Stove
- Dining Kitchen & Utility Room
- Large Landing Area & Three Good Sized Bedrooms
- Superb Three Piece Shower Room
- Fully Double Glazed and Gas Central Heating
- Close Proximity to Local Amenities & Motorway Networks
- Front Views Over Ramsbottom
- Bright & Airy Accommodation
- Fitted Furniture to Main Bedroom
- Viewing is highly recommended on this excellent property and is strictly by appointment only

Summary of Property

**** BEAUTIFUL ELEVATED THREE BEDROOM END STONE TERRACE ** LARGE LOUNGE WITH FEATURE LOG BURNING STOVE ** SUPERB SHOWER ROOM ** VESTIBULE & HALLWAY ** MUST SEE!!** Whalley Road, Ramsbottom offers a beautifully presented three-bedroom stone end terrace, set in an elevated position with views over the town center. This bright and airy home is ready for immediate move-in and is a must-see. Conveniently located near a variety of amenities including schools, shops, Ramsbottom Centre, and the motorway network, the accommodation includes: a vestibule entrance with original tiled flooring, large hallway, a spacious living room with feature wall mounted log burning stove, an open-plan dining kitchen and utility room. Upstairs, there are three generously sized bedrooms and a stunning three-piece shower room. Outside, steps lead to a charming paved patio area leads at the front of the property, and there is a private, enclosed stone paved yard at the rear. The home benefits from gas central heating and full double glazing. Viewing is highly recommended and is strictly by appointment through our Ramsbottom office.

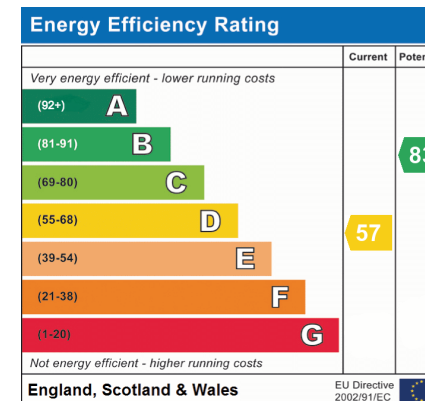
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: B Annual Amount: £1780.17 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1000Mbps Upload: 1000Mbps

Mobile Coverage: EE - Limited, Vodafone - Limited, Three - Likely, O2 - Limited



Local Authority

Bury Council

Band B

Tax Band Amount: £1780.17

Room Descriptions

Ground Floor

Vestibule

UPVC double glazed front door, original tiled flooring and ceiling coving.

Hallway

Radiator, ceiling point, decorative Lincrusta walls, ceiling coving and stairs leading to the first floor landing.

Lounge

UPVC double front and side windows, decorative Lincrusta walls and ceilings, ceiling coving, ceiling point, feature wall mounted log burning stove, wood store, radiator and TV point.

Dining Kitchen

Range of wall and base units with complementary worksurface, one and a half bowl sink unit with drainer, four ring gas hob with extractor unit above, electric oven, integrated fridge, freezer and dishwasher, part tiled walls, radiator, laminate flooring, ceiling coving, under unit lighting, large storage cupboard housing the combi boiler, ceiling spotlights and UPVC double glazed rear window.

Utility Room

UPVC double glazed back door and side window, plumbed for washing machine, base unit and work surface, radiator and ceiling point.

First Floor

Landing

Radiator, ceiling points and loft access.

Bedroom One

UPVC double glazed rear window, radiator, fitted wardrobes and ceiling point.

Bedroom Two

UPVC double glazed front window, radiator and ceiling point.

Bedroom Three

UPVC double glazed front window, radiator and ceiling point.

Shower Room

A modern three-piece white suite comprising of a large walk-in shower unit, radiator, low level WC, wash hand basin with storage cupboard underneath, part tiled walls, ceiling spotlights and UPVC double glazed window.

Outside

Yard

Enclosed rear yard with stone paving, outside water tap and gated access to the rear.



Floorplan



Ground Floor
Area: 47.8 m² ... 515 ft²

First Floor
Area: 43.7 m² ... 470 ft²

Total Area: 91.5 m² ... 985 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.