

£215,000  
Leasehold



JON SIMON  
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## Features

- An extremely spacious & stunning three bedroom stone property
- Sold With No Onward Chain
- Spacious lounge with feature fireplace
- Attractive enclosed rear yard
- Modern Three Piece Bathroom
- Excellent local schooling nearby and is walking distance to Ramsbottom centre
- A Superb Fitted Dining Kitchen
- Gas central heated & Double glazed windows
- Vestibule
- Viewing is highly recommended on this excellent property and is strictly by appointment only

## Summary of Property

**\*\* FULLY MODERNISED LARGE STONE TERRACE \*\* MODERN DINING KITCHEN & BATHROOM \*\* THREE BEDROOMS \*\* SOLD WITH NO CHAIN \*\*** JonSimon is delighted to present this deceptively spacious and fully modernized three-bedroom stone terrace home, ideally located in the heart of Ramsbottom. With excellent schools, local amenities, and convenient motorway links nearby, this move-in-ready property offers both comfort and convenience. The accommodation briefly comprises a welcoming vestibule, a generous family lounge with a feature fireplace, and a modern fully fitted dining kitchen. Upstairs, there are three well-proportioned bedrooms and a stylish three-piece family bathroom. Additional benefits include UPVC double glazing and gas central heating. Externally, the property features a private rear yard. Early viewing is highly recommended and strictly by appointment only through our Ramsbottom office.

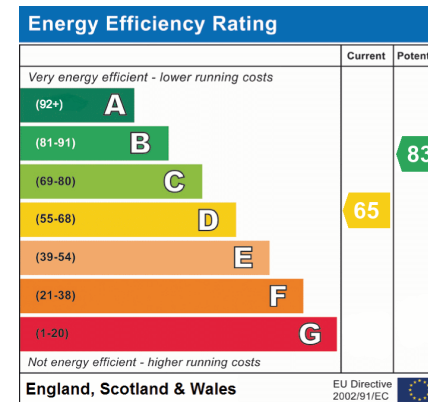
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: B Annual Amount: £1877.99 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 1000Mbps Upload: 1000Mbps

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



## Local Authority

Bury Council

Band B

Tax Band Amount: £1877.99

## Room Descriptions

### Ground Floor

#### Vestibule

UPVC double glazed front door, laminate flooring and ceiling point.

#### Lounge

UPVC double glazed front window, radiator, TV point, feature fireplace, laminate flooring, wall lights and ceiling point.

#### Dining Kitchen

A modern fitted kitchen with a range of wall and base units with complementary work surface, four ring gas hob with extractor unit above, electric oven, plumbed for dishwasher, dryer and washing machine, single bowl sink unit with drainer, part tiled walls, combi boiler, radiator, laminate flooring, ceiling point, UPVC double glazed rear windows, UPVC double glazed back door and stairs leading to the first floor landing.

### First Floor

#### Landing

Loft access, wall light and ceiling point.

#### Bedroom One

UPVC double glazed rear window, built-in wardrobes, laminate flooring, radiator and ceiling

point.

#### Bedroom Two

UPVC double glazed front window, radiator, storage cupboards and ceiling point.

#### Bedroom Three

UPVC double glazed front window, radiator, laminate flooring, storage cupboards and ceiling point.

#### Family Bathroom

A modern three-piece white bathroom suite comprising of a panel bath with mixer taps, shower above, glass shower screen, low level WC, wash hand basin with storage cupboards, fitted wall cabinets with mirror, chrome towel radiator, part tiled walls, extractor unit, tiled flooring, ceiling spotlights and UPVC double glazed rear window.

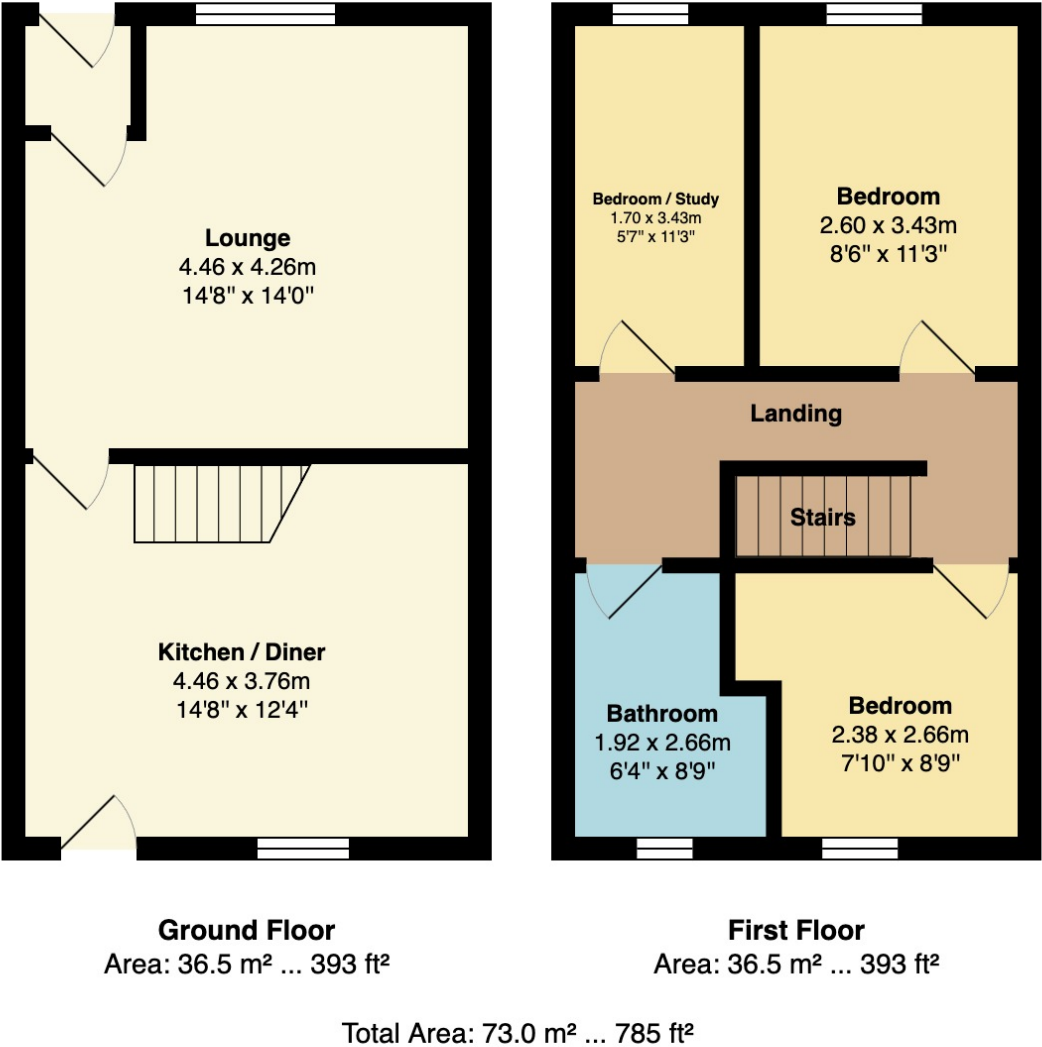
### Outside

#### Yard

Enclosed flagged rear yard, outside water tap, borders and shrubs, steps leading down to gate access to rear.



Floorplan



**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.