

£239,995  
Leasehold



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### Features

- A Stunning Three Bedroom Stone Mid Terrace
- Entrance Hallway & Landing Area
- Spacious Lounge & Dining Room
- Brand New Modern Fitted Kitchen
- Three Double Bedrooms
- Brand New Three Piece White Family Bathroom & En-Suite WC
- Fully Double Glazed & Gas Central Heating
- Sold With No Onward Chain
- Two Enclosed Rear Yards
- Situated On A Very Popular Road in Ramsbottom Village
- Close Local Amenities and Transport Links
- Viewing Highly Recommended and Strictly by Appointment Only

### Summary of Property

**\*\* WOW \*\* SIMPLY STUNNING, WALK IN CONDITION \*\* UNDERGONE FULL REFURBISHMENT \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\*** A perfectly presented three double bedroom stone built mid terrace in the popular location of Ramsbottom. This property has just undergone a full refurbishment throughout so would suit ideally someone who is looking to not lift a finger and move straight in. The property briefly comprises of: Entrance hall, spacious bright lounge, dining room, brand new modern fitted kitchen with appliances. First floor, landing area, two good sized bedrooms and superb brand new modern three piece white bathroom suite. The second floor features a double bedroom and en-suite WC. Outside there is two enclosed yards to the rear with on street parking. The house is within a short drive to the motorway network, Ramsbottom centre and Bury centres. **SOLD WITH NO ONWARD CHAIN.** Viewing is an absolute must as interest will be extremely high and is strictly by appointment only via 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

### Local Authority

Bury Council  
Band B

Tax Band Amount: £1877.99

## Room Descriptions

### Ground Floor

#### Entrance Hallway

A composite double glazed front door, electric meter cupboard, ceiling point and stairs leading to the first floor landing.

#### Lounge

UPVC double glazed front window, radiator, TV point and ceiling point.

#### Dining Room

UPVC double glazed rear window, radiator and ceiling point.

#### Kitchen

A brand-new modern fitted kitchen with a range of wall and base units with complementary worksurface, four ring electric hob with extractor unit above, electric oven, integrated fridge and freezer, plumbed for washing machine, parts tiled walls, combi boiler, single bowl sink unit with drainer, laminate flooring, ceiling spotlights, UPVC double glazed side and rear windows, UPVC double glaze side and rear door.

### First Floor

#### Landing

Ceiling spotlights, radiator and stairs leading to the second floor bedroom.

#### Bedroom Two

UPVC double glazed front window, radiator and ceiling point.

#### Bedroom Three

UPVC double glazed rear window, radiator and ceiling point.

#### Family Bathroom

A modern three-piece white suite comprising of a tiled bath with mixer tap, shower above, low level WC, wash hand basin with storage cupboard underneath, chrome towel radiator, fully tiled walls and flooring, extractor unit, ceiling spotlights and UPVC double glazed window.

### Second Floor

#### Bedroom One

Double glazed Velux window, radiator, ceiling beams, ceiling point and storage into the eaves.

#### En-Suite WC

A modern two-piece white suite comprising of a low WC, wash hand basin with storage cupboard underneath, part tiled walls, extractor unit and ceiling point.

### Outside

#### Yards

Enclosed flagged side yard and enclosed flagged rear yard with gated access to the rear.



**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.