

£200,000  
Leasehold



JON SIMON

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ESTATE AGENTS





## Features

- Impressive two double bedroom stone mid-terrace in Tottington
- Vestibule & Spacious Lounge With Feature Fireplace
- Superb dining kitchen with Appliances
- Modern Three Piece White Shower Room
- Two double bedrooms
- Fully double glazed and gas central heating
- Attractive enclosed south facing rear garden with large patio area and small front garden
- Situated in the popular village of Tottington, Close to most local amenities and transport links
- Stylish Contemporary décor
- Viewing is an absolute must and is strictly by appointment

## Summary of Property

**\*\* A SUPERB TWO BEDROOM STONE MID-TERRACE \*\* IMMACULATLY PRESENTED THROUGHOUT \*\* PERFECT FOR FIRST TIME BUYERS \*\* LARGE SOUTH FACING PATIO \*\* STUNNING KITCHEN & SHOWER ROOM \*\*** A beautifully presented two double bedroom mid-stone terraced home, ideally situated on the ever-popular Bury Road, just over half a mile from Tottington village. This stylish and well-maintained property is perfect for first-time buyers or those seeking a move-in-ready home. The accommodation comprises an entrance vestibule, a spacious lounge featuring an attractive fireplace, and a modern high gloss dining kitchen with access to a south-facing rear yard. Upstairs, you'll find two generously sized bedrooms and a contemporary three-piece white shower room. Externally, the property benefits from a low-maintenance front garden and a large, enclosed, south-facing rear garden that enjoys plenty of natural light. Further features include gas central heating and UPVC double glazing throughout. Positioned in a highly desirable area, close to a range of amenities including shops, schools, and excellent transport links. Early viewing is highly recommended to fully appreciate the quality and charm of this lovely home. Viewings are strictly by appointment via our Ramsbottom office.

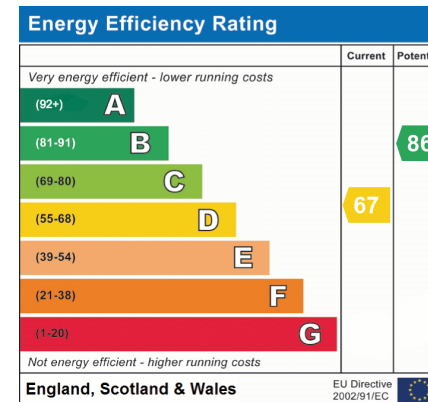
Tenure: Leasehold

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

Flood Risk: Very Low

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

Mobile Coverage: EE - Good (outdoor only), Vodafone - Good (outdoor only), Three - Good (outdoor only) O2 - Good (outdoor only)



## Local Authority

Bury Council

Band B

Tax Band Amount: £1877.99

## Room Descriptions

### Ground Floor

#### Vestibule

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

#### Lounge

UPVC double glazed front window, feature electric fire with feature surround, TV point, wall lights, laminate flooring, radiator, ceiling coving, meter cupboard and ceiling point.

#### Dining Kitchen

A modern fitted kitchen with a range of wall and base units with complimentary worksurface, one and a half bowl sink unit with drainer, four ring gas hob with extractor unit above, integrated microwave, fridge, freezer, washing machine and electric oven, part tiled walls, radiator, laminate flooring, ceiling spotlights, plumbed for dryer, UPVC double glaze rear window and UPVC double glazed back door.

### First Floor

#### Landing

Loft access, radiator and ceiling point.

#### Bedroom One

UPVC double glazed front window, radiator, ceiling coving and ceiling spotlights

#### Bedroom Two

UPVC double glazed rear window, radiator, ceiling coving and ceiling point.

#### Shower Room

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

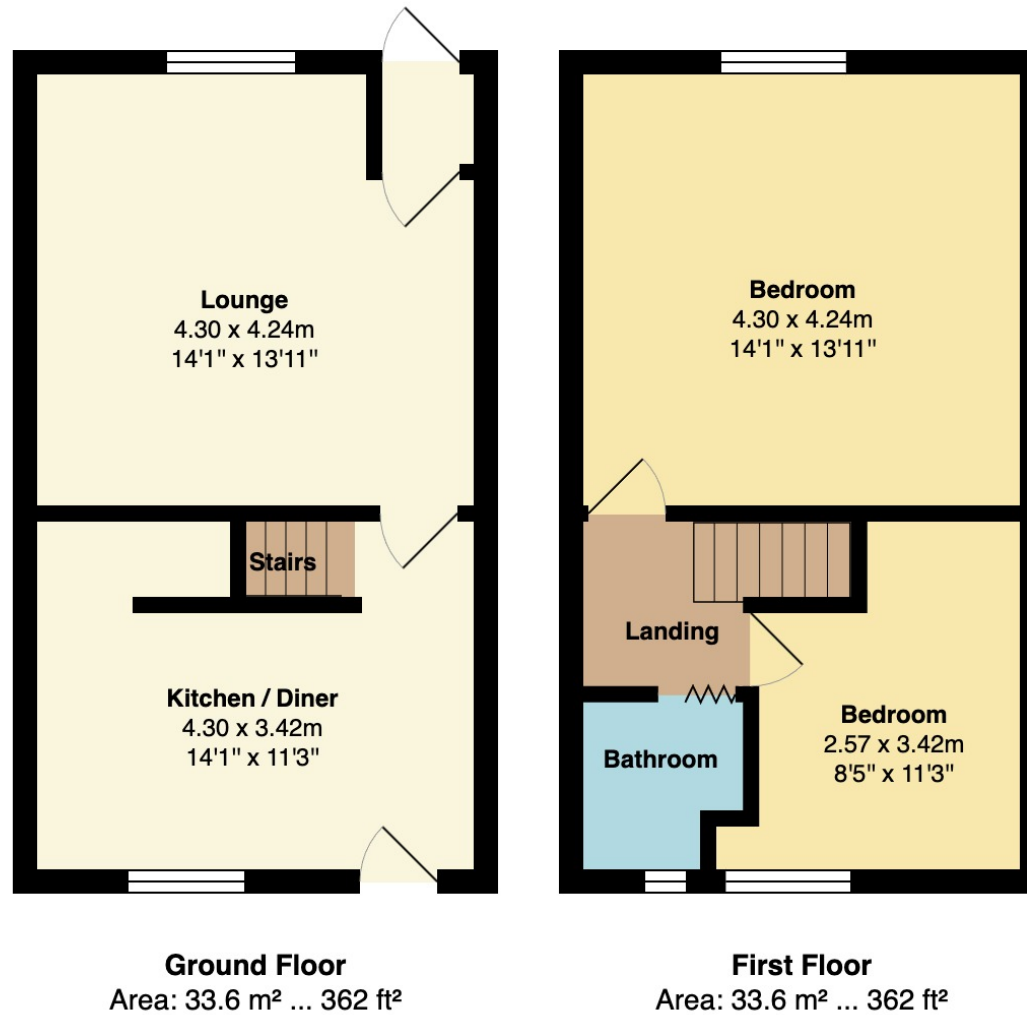
### Outside

#### Garden

A enclosed back yard, flagged patio area and pebbled area, bin area and gated access to the way.



## 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.

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