

£245,000
Leasehold



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Features

- A SUPERB TWO DOUBLE BEDROOM PLUS STUDY STONE MID TERRACE
- SUBSTANTIAL GARDEN, PARKING PLOT & GARAGE
- SOLD WITH NO ONWARD CHAIN
- VESTIBULE & ENTRANCE HALLWAY
- SPACIOUS LOUNGE & DINING ROOM
- MODERN FITTED KITCHEN
- THREE PIECE WHITE BATHROOM
- CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT LINKS
- VERSATILE STUDY (COULD BE A THIRD BEDROOM)
- SITUATED ON A POPULAR ROAD IN THE HEART OF RAMSBOTTOM
- LOW MAINTENANCE REAR YARD
- VIEWING IS HIGHLY RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

Summary of Property

**** WOW ** SUBSTANTIAL REAR PLOT ** OFF ROAD PARKING & LARGE GARDEN PLOT ** SOLD WITH NO ONWARD CHAIN**
**** GARAGE ** TWO RECEPTION ROOMS **** Well presented, this stone-built mid-terrace in the sought-after Ramsbottom area boasts two double bedrooms and versatile study. Ready to move in, it is an ideal choice for those seeking a hassle-free transition. The property features a vestibule, hallway, spacious lounge, separate dining room, a modern fitted kitchen, two generous bedrooms, a three-piece bathroom suite, and a versatile rear room that could serve as a third bedroom or study.

Externally, there's an enclosed yard at the rear with outhouses, along with an impressive large garden, detached single garage and driveway plot, setting this property apart as a standout stone residence in Ramsbottom. Conveniently located, it offers easy access to the motorway network, as well as Ramsbottom, Holcombe Brook, and Bury centers.

This property is **SOLD WITH NO ONWARD CHAIN**. With high anticipated interest, viewing is essential and strictly by appointment only through our Ramsbottom office.

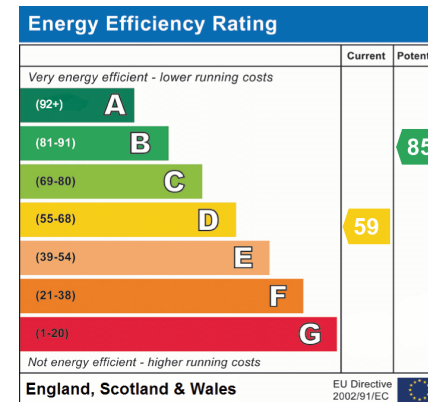
Tenure: Leasehold

Local Authority/Council Tax

Bury Council: B Annual Amount: £1877.99 Approx.

Flood Risk: Very Low

Broadband availability



Local Authority

Bury Council

Band B

Tax Band Amount: £1877.99

Room Descriptions

Ground Floor

Vestibule

Front door and window.

Hallway

Internal door, radiator, ceiling point and stairs leading to the first floor landing.

Lounge

UPVC double glazed front window, radiator, brick built fireplace, wall lights and ceiling point.

Dining Room

UPVC double glazed rear window, radiator, stone built fireplace, storage cupboards, ceiling beams and ceiling point.

Kitchen

A modern fitted kitchen with range of wall and base units with complementary works surface, single bowl sink unit with drainer, four ring electric hob with extractor unit above, electric oven, plumbed for washing machine, under unit lighting, tiled flooring, radiator, ceiling spotlights, UPVC double glazed side window and single glazed window and back door.

First Floor

Landing

Ceiling spotlights.

Bedroom One

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

Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

Study

UPVC double glazed rear window, electric wall mounted heater, ceiling beam and ceiling points.

Family Bathroom

A three-piece bathroom suite comprising a panel bath with mixer tap and showerhead, low level WC, wash hand basin, part tiled walls, radiator, storage cupboards with one housing the Combi boiler, ceiling point and UPVC double glazed rear window.

Outside

Yard

South facing enclosed flagged yard with two stone built outhouses with gated access to the rear, outside water tap and steps leading down to the additional plot of land.

Garage

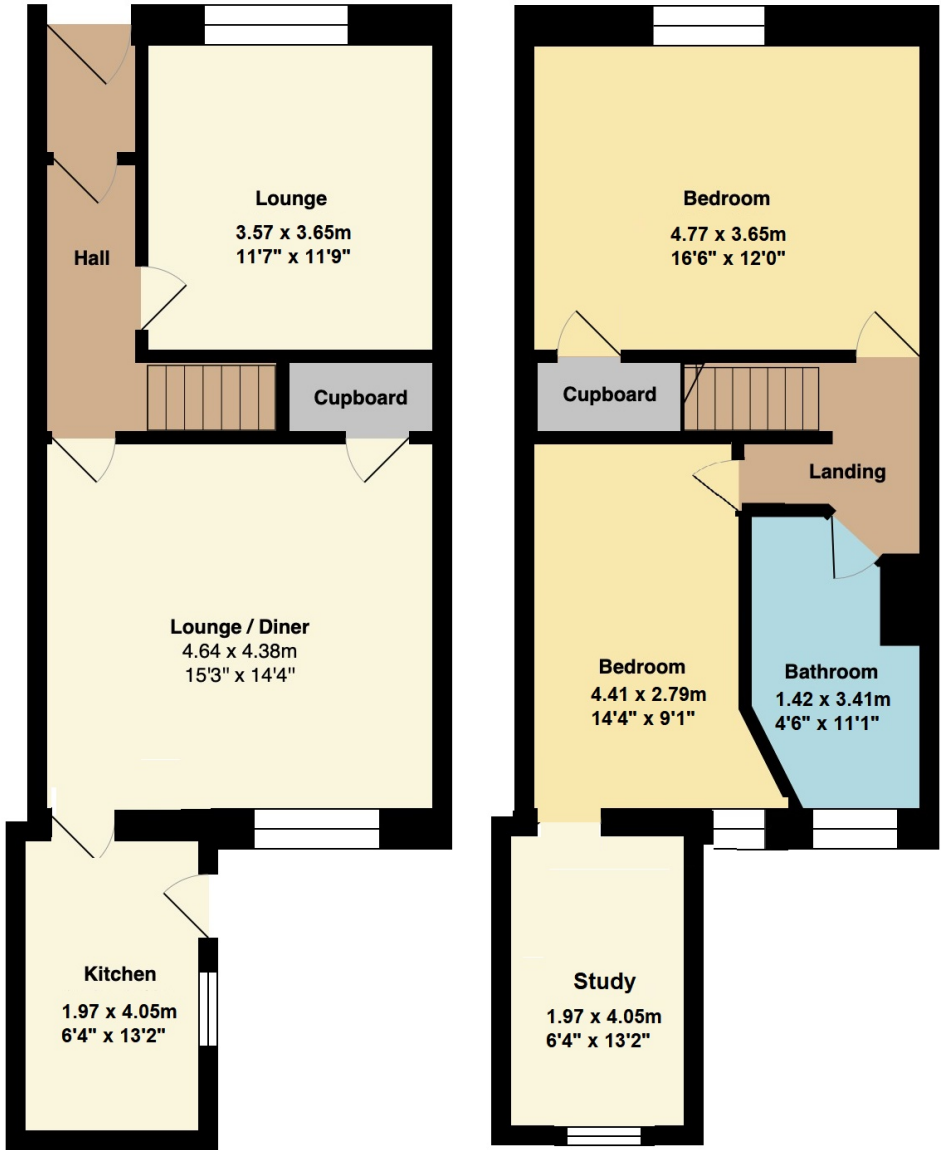
A detached single garage with manual double doors and side window.

Gardens & Parking

A paved driveway for several cars providing ample off road parking, paved patio area, lawn area with borders and shrubs. South facing garden.



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.