

£250,000  
Leasehold



JON SIMON  
ESTATE AGENTS

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## Features

- Immaculate Stone Fronted Mid Terraced Cottage
- Well Presented, Two Bedrooms Plus Loft Room
- Stunning Views Overlooking Countryside & Ramsbottom
- Modern Fitted Kitchen With Integral Appliances
- Spacious Lounge with Feature Fireplace
- Modern Three Piece Bathroom
- Private Patio To Front, Offering Extensive Views
- Located in Highly Sought After & Desirable Location
- Allocated Parking To The Rear
- Vestibule & Landing
- GCH & Double Glazed Throughout
- Viewing is highly recommended on this excellent property and is strictly by appointment only

## Summary of Property

**\*\* AN ATTRACTIVELY PRESENTED STONE BUILT MID-TERRACED COTTAGE WITH ADDITIONAL LOFT ROOM \*\* SPACIOUS LOUNGE WITH FEATURE FIREPLACE \*\* MODERN THREE PIECE BATHROOM \*\* PARKING TO THE REAR \*\*** JonSimon are pleased to present for sale this charming two-bedroom stone terraced cottage, complete with a versatile loft room, located on a quiet no-through road. The property enjoys an open aspect to the front, offering stunning views from the upper floors. Ideally situated within walking distance of the town centre, it provides easy access to local amenities, restaurants, bars, and excellent transport links. Brimming with original character, the home benefits from UPVC double glazing and gas central heating. The bright and airy interior features an entrance vestibule, a spacious lounge with a feature fireplace, and a stylish country-style dining kitchen. Upstairs offers two generously sized bedrooms and a modern three-piece bathroom suite. A lovely stone-walled garden enhances the front of the property, while convenient parking is available to the rear. This property would make a fantastic first-time purchase, buy-to-let investment, or holiday retreat. Early viewing is highly recommended and available strictly by appointment through our Ramsbottom office.

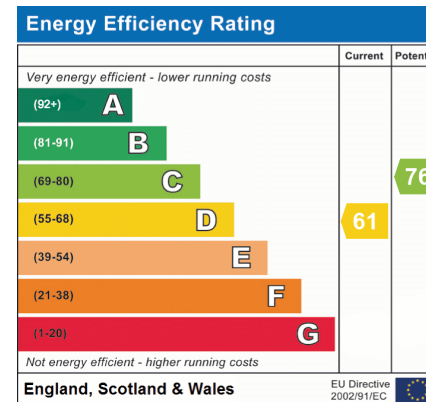
Tenure: Leasehold

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

Flood Risk: Very Low

Broadband availability: Superfast: Download: 330Mbps Upload: 50Mbps

Mobile Coverage: EE - Good outdoor and in-home, Vodafone - Good outdoor, Three - Good outdoor and in-home, O2 - Good outdoor and in-home



## Local Authority

Bury Council

Band B

Tax Band Amount: £1877.99

## Room Descriptions

### Ground Floor

#### Vestibule

Front timber door and laminate flooring.

#### Lounge

UPVC double glazed front window, open fire with feature surround, laminate flooring, TV point and ceiling point.

#### Dining Kitchen

A modern range of wall and base unit with complimentary worksurface, one and a half bowl sink unit with drainer, four ring gas hob with extractor unit above, double electric oven, plumbed for washing machine, part tiled walls, combi boiler, meter cupboard, under stairs storage cupboard, radiator, ceiling point, UPVC double glazed rear window, UPVC double glazed stable back door and stairs leading to the first floor landing.

### First Floor

#### Landing

Ceiling point, storage cupboard, ceiling coving and stairs leading to the loft bedroom.

#### Bedroom One

UPVC double glazed front window, radiator, fitted wardrobes, laminate flooring and ceiling

point.

#### Bedroom Two

UPVC double glazed rear window, radiator, laminate flooring and ceiling point.

#### Family Bathroom

A modern three-piece white bathroom suite comprising of a panel bath with mixer tap, glass shower screen with shower above, low level WC, single bowl sink unit with storage cupboards underneath, chrome towel radiator, fully tiled walls, loft access, ceiling spotlights and UPVC double glazed rear window.

### Second Floor

#### Loft Room

Two Velux double glazed windows, radiator, storage into the eaves and ceiling point.

### Outside

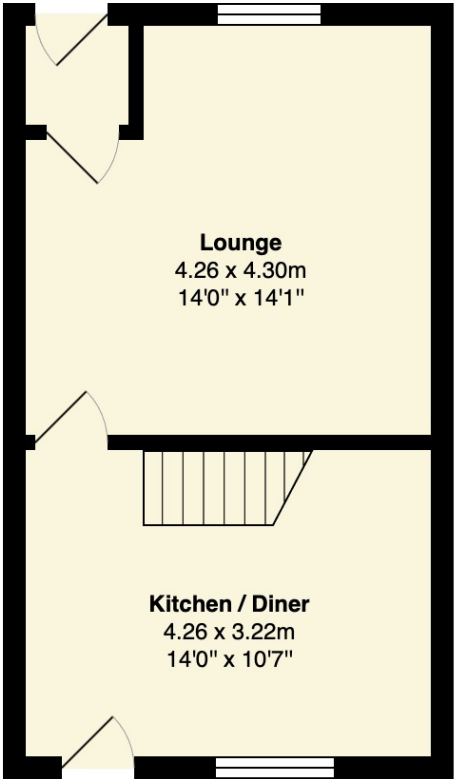
#### Garden & Court Yard

Front: Well presented outdoor paved patio to front with well established borders and shrubs.

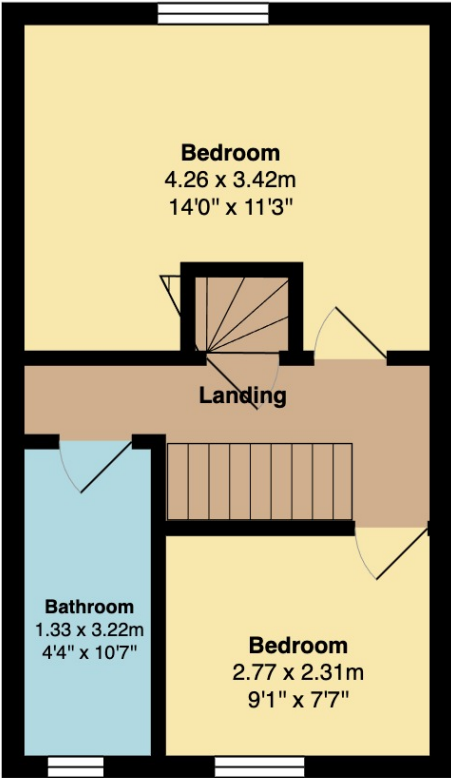
Rear: York stone paving area for off road parking, external lighting. Additional area featuring a wooden shed and bin storage area.



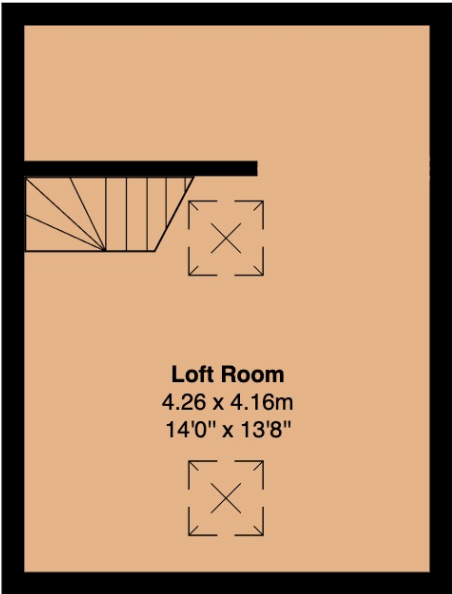
Floorplan



**Ground Floor**  
Area: 32.7 m<sup>2</sup> ... 352 ft<sup>2</sup>



**First Floor**  
Area: 32.7 m<sup>2</sup> ... 352 ft<sup>2</sup>



**Loft Area**  
Area: 24.5 m<sup>2</sup> ... 264 ft<sup>2</sup>

Total Area: 89.9 m<sup>2</sup> ... 968 ft<sup>2</sup>

**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.