

Offers Over
£192,500
Leasehold



JAMES TERRACE
1862

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JON SIMON
ESTATE AGENTS

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Features

- A Three Bedroom Stone Built Terrace
- Sold With No Onward Chain
- Elevated Setting with Pleasant Aspect
- Spacious Lounge with Feature Fireplace
- Walking Distance to Ramsbottom Town Centre
- Patio Rear Garden and Outhouse
- Three Piece Family Bathroom
- Fitted Dining Kitchen
- Close Local Amenities and Transport Links
- Viewing Highly Recommended and Strictly by Appointment Only

Summary of Property

**** SOLD WITH NO CHAIN ** FRONT AND REAR GARDENS ** WALKING DISTANCE TO RAMSBOTTOM CENTRE **** Ramsbottom Lane, Ramsbottom is attractive three-bedroom, stone-built mid-terrace is set in an elevated position, set back from the main road, within walking distance of the town centre and just a short drive to the motorway network. Offered for sale with no onward chain, the property is well-presented throughout and benefits from a bright, airy interior, gas-fired central heating, and double glazing. The accommodation briefly comprises: stone steps leading to the front entrance, a spacious living room with a feature fireplace, and a fitted dining kitchen. To the first floor are three bedrooms and a family bathroom. Externally, there is a low-maintenance artificial lawn garden to the front, while to the rear you'll find a raised patio garden with an adjoining brick-built outhouse. Viewing is highly recommended and is available strictly via our Ramsbottom office.

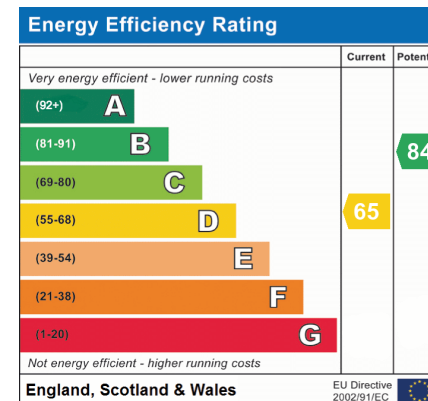
Tenure: Leasehold - 836 years remaining

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

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1000Mbps Upload: 1000Mbps

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



Local Authority

Bury Council

Band B

Tax Band Amount: £1877.99

Room Descriptions

Ground Floor

Lounge

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

Dining Kitchen

A range of wall and base units with complementary works surface, four ring gas hob with extractor unit above, electric oven, single bowl sink unit with drainer, plumbed for washing machine, radiator, storage cupboard, meter cupboard, UPVC double glazed rear window door.

First Floor

Landing

Ceiling points.

Bedroom One

UPVC double glazed front window, radiator, fitted wardrobes, and ceiling point.

Bedroom Two

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

Bedroom Three

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

Bathroom

A three-piece white bathroom suite comprising of a panel bath with mixer taps, electric shower above, low level WC, wash hand basin, radiator, part tiled walls, ceiling point and UPVC double glazed rear window.

Outside

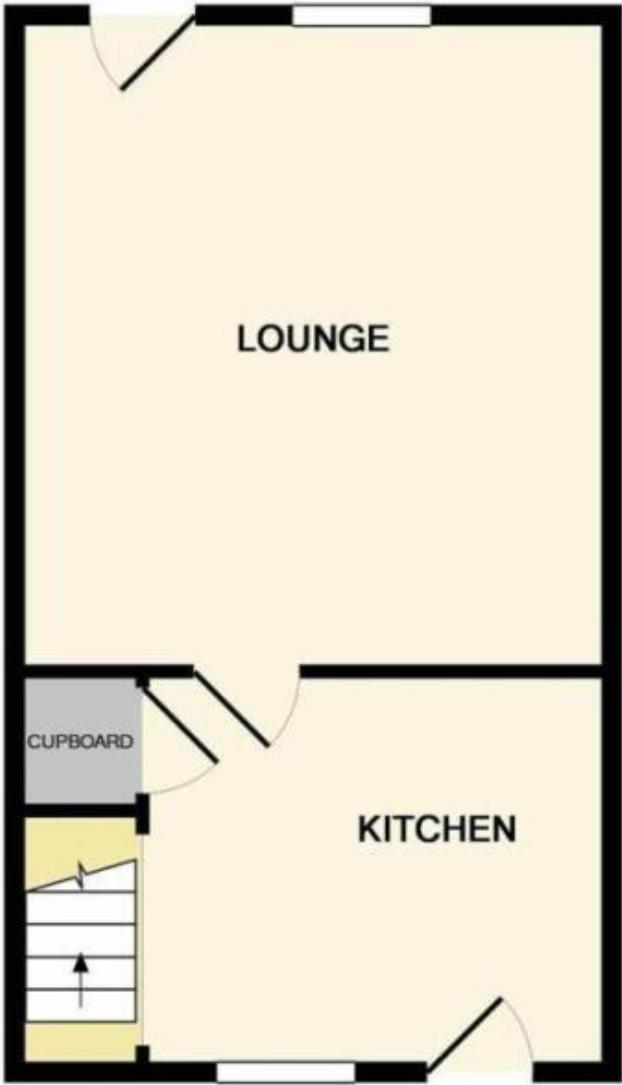
Gardens

Front: Forecourt to the front

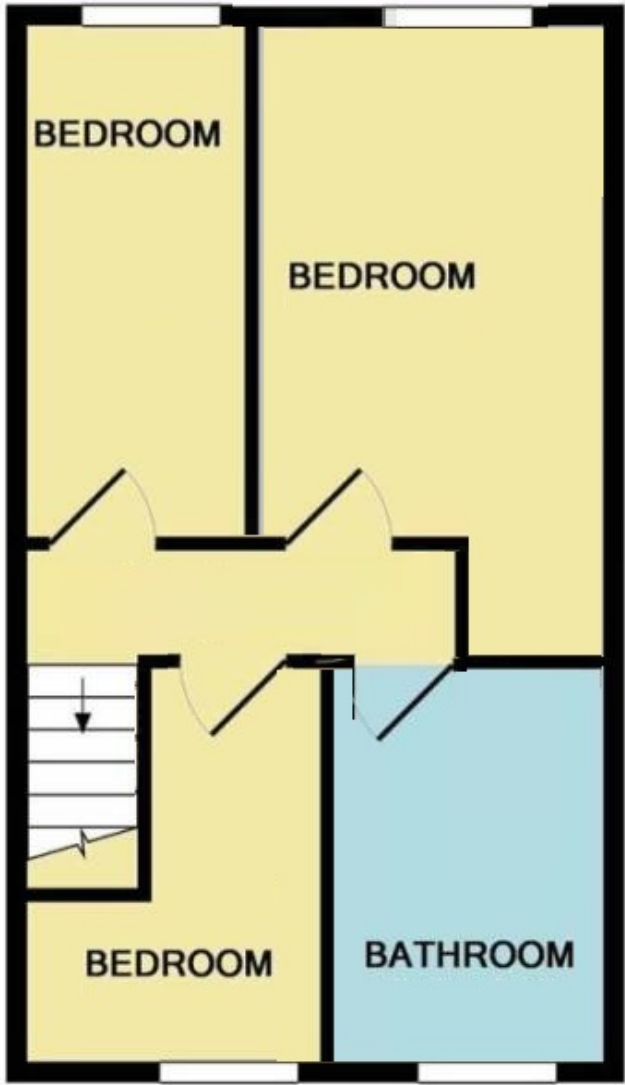
Rear: Steps leading up to the rear garden, pebbled area with well established borders and shrubs. Brick built out house.



Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 344 SQ.FT.
(32.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 344 SQ.FT.
(32.0 SQ.M.)

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.