

£260,000  
Leasehold



JONSIMON  
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## Features

- Extremely Well presented Two Double Bedroom Extended Mid Terrace
- Vestibule & Spacious Lounge With Feature Log Burning Stove
- Driveway providing off road parking
- Contemporary Dining Kitchen with Appliances
- Sitting Room with French Patio Doors
- Superb Open Plan Living
- Gas Central Heating & Double Glazed Throughout
- Found just under a mile from Ramsbottom town centre and all its amenities
- Stunning Three Piece Shower Room
- Attractive Low maintenance rear garden and bar
- The ideal first home
- Early viewing a must to appreciate the accommodation on offer!

## Summary of Property

**\*\* A MUST SEE!!! \*\* BEAUTIFUL, EXTENDED TWO DOUBLE BEDROOM MID TERRACE \*\* DRIVEWAY \*\* LARGE GARDEN & BAR \*\* VIEWING ESSENTIAL TO APPRECIATE CHARM & CHARACTER \*\*** JonSimon are delighted to present this beautifully extended, two double bedroom mid-terraced property, constructed from traditional Accrington brick and ideally located close to Ramsbottom town centre. This immaculate home briefly comprises a welcoming vestibule opening into a spacious living room featuring a stunning log-burning stove. The living area flows seamlessly into a stylish, contemporary dining kitchen, with an adjoining sitting room that offers lovely views of the well-maintained rear garden. Upstairs, the first floor offers two generously sized double bedrooms and a modern three-piece shower room. Externally, the property boasts a generous, private rear garden laid with Astro Turf and featuring a stylish outdoor bar—perfect for entertaining. The home is tastefully presented throughout, with gas central heating and double glazing, combining modern comfort with original charm and character. Situated just off Bolton Street, this property is within easy walking distance of Ramsbottom town centre, highly regarded schools, and scenic walking routes to Holcombe Tower and nearby parks. A truly must-see home. Viewings are strictly by appointment via our Ramsbottom office.

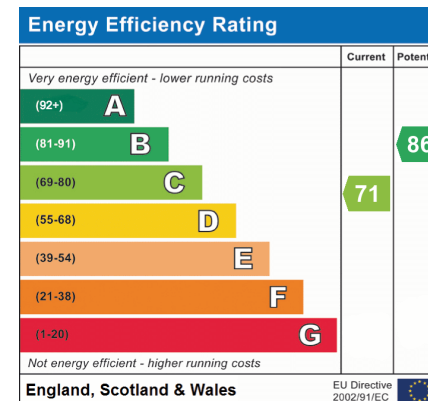
Tenure: Leasehold

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

Flood Risk: Very Low

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

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



## Local Authority

Bury Council

Band B

Tax Band Amount: £1877.99

## Room Descriptions

### Ground Floor

#### Vestibule

Front door, meter cupboard and ceiling point.

#### Lounge

UPVC double glazed front window, feature log burning stove with fireplace, radiator, wood effect flooring and ceiling point.

#### Open Plan Dining Kitchen

A contemporary fully fitted kitchen with a range of wall and base units with complementary work surfaces, five ring electric hob with feature lighting above, one and a half bowl sink unit with Hot water mixer tap, integrated fridge, freezer, dishwasher, microwave and double electric oven, breakfast bar, radiator, storage cupboard, wood effect flooring, ceiling spotlights and stairs leading to the first floor landing.

#### Sitting Room

UPVC double glazed French patio doors and windows, radiator, storage cupboard housing the Combi boiler, TV point, Velux windows and ceiling spotlights.

### First Floor

#### Landing

Spindled balustrade, loft access and ceiling point.

#### Bedroom One

Two UPVC double glazed front windows, radiator, feature wall and ceiling point.

#### Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

#### Family Shower Room

A modern three-piece white suite comprising of a walk-in shower unit, low level WC, wash hand basin with storage cupboards underneath, chrome towel radiator, electric wall mounted mirror, extractor unit, ceiling spotlights and UPVC double glazed rear window.

### Outside

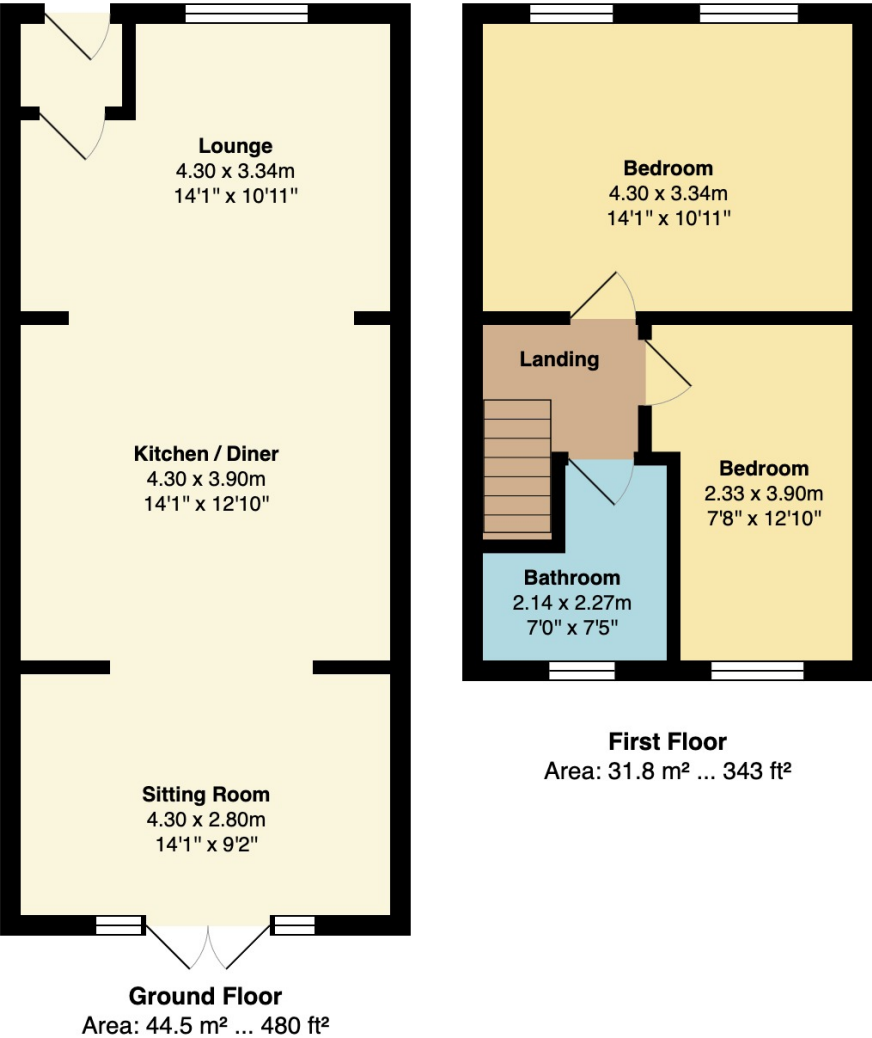
#### Garden & Parking

Front Parking: Gravelled area to front providing off road parking.

Rear: Large tiled patio area, Astroturf lawn, borders and shrubs, sheltered bar with power and ceiling points. Fence panels surround and gate access to the rear.



Floorplan



Total Area: 76.4 m² ... 822 ft²

**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.