

£1,300
pcm



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5 Old Ground Street, Ramsbottom, Bury, Lancashire BL0 9BH



Features

- A modern three storey, stone end town house
- Downstairs WC and entrance hallway
- Spacious Lounge
- Fully double glazed and gas central heating
- En-suite shower room
- Three piece family bathroom
- Three good sized bedrooms over two floors
- Situated on a quiet road in the middle of Ramsbottom Village
- Allocated parking to the rear
- Modern fully fitted kitchen/diner
- Available immediately

Summary of Property

**** A MODERN THREE STOREY, STONE END TOWN HOUSE IN THE MIDDLE OF RAMSBOTTOM VILLAGE * AVAILABLE IMMEDIATELY**
**** EN-SUITE SHOWER ROOM & GUEST WC ** SECURE ALLOCATED REAR PARKING ** NEW CARPETS **** Old Ground Street, Ramsbottom is a beautifully redecorated, stone-built end town house, ideally located within walking distance of the town centre and just a short drive from the motorway network. The property features a stylish and contemporary interior, with gas central heating and double glazing throughout. The ground floor comprises an entrance hallway, a spacious living room, and a modern fitted dining kitchen complete with a range of integrated appliances, as well as a guest WC. On the first floor, there are two bedrooms — the main bedroom benefits from an en-suite shower room — along with a well-appointed family bathroom. The second floor offers a further generously sized double bedroom. Situated in a quiet cul-de-sac, the property also benefits from secure allocated parking to the rear. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom Office.

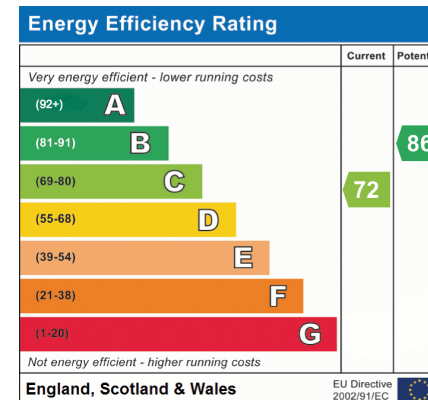
Deposit: £1400.00

Local Authority/Council Tax: Bury Council: C Annual Amount: £2146.28 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 and in-home. O2 - Good outdoor, variable in-home



Local Authority

Bury Council

Band C

Tax Band Amount: £2146.28

Room Descriptions

Ground Floor

Hallway

A double glazed front door, radiator, alarm pad, ceiling point and stairs leading to the first floor landing.

Lounge

Double glazed front window, radiator, TV point and ceiling point.

Dining Kitchen

A range of wall and base units with complementary surfaces, four ring gas hob with extractor unit above, electric oven, integrated fridge and freezer, plumbed for washing machine and dishwasher, one and a half bowl sink unit with drainer, Combi boiler, part tiled walls, laminate flooring, radiator, ceiling spotlights, double glazed window and double glazed stable back door.

Guest WC

A two piece white suite comprising of a low WC, wash hand basin, radiator, laminate flooring and ceiling point.

First Floor

Landing

Ceiling point and stairs leading to the second floor landing.

Bedroom One

Two double glazed rear windows, radiator, TV point and ceiling point.

En-Suite Shower Room

A three-piece white suite comprising a low level WC, wash hand basin, walk-in shower unit with electric shower, part tiled walls, tiled floor, chrome towel radiator, extractor unit and ceiling spotlights.

Bedroom Three

Double glazed front window, radiator and ceiling point.

Family Bathroom

A three-piece white suite comprising of a panelled bath with mixer tap, shower above, glass shower screen, wash hand basin, low level WC, chrome towel radiator, extractor unit, fully tiled walls and flooring, ceiling spotlights and double glazed front window.

Second Floor

Landing

Velux window and ceiling point.

Bedroom Two

Velux window, radiator, storage of eaves, TV point and ceiling spotlights.

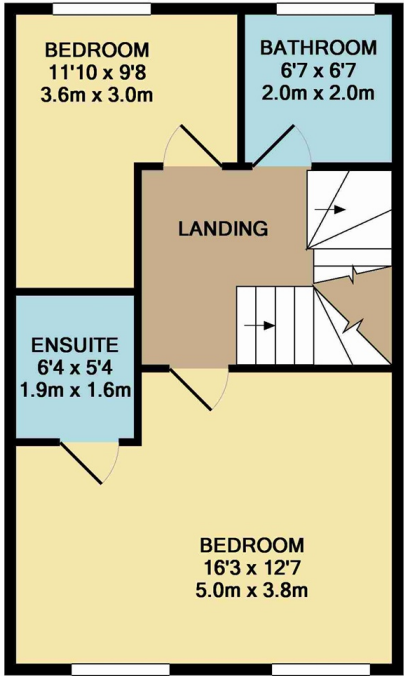
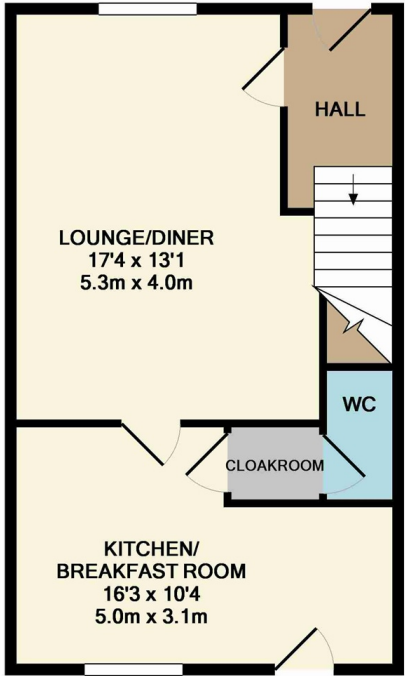
Outside

Parking

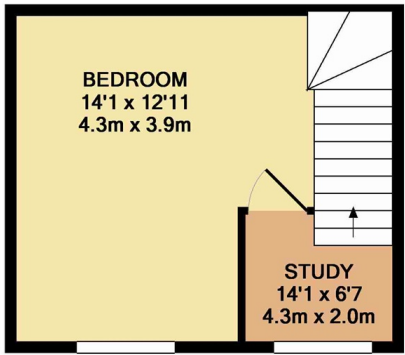
Secure allocated parking to the rear,



Floorplan



TOTAL APPROX. FLOOR AREA 104.7 SQ.M. (1127 SQ.FT.)
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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.