

£235,000  
Leasehold



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## Features

- A Stunning Three Bedroom Stone Mid Terrace
- Entrance Vestibule & Spacious Lounge with Feature Fireplace
- Brand New Open Plan Dining Kitchen With Integrated Appliances
- Three Good Sized Bedrooms
- Brand New Three Piece Family Bathroom
- Enclosed Stone Paved Rear Yard & Front Garden
- Sold With No Onward Chain & Vacant Possession
- Rewired, New Central Heating, Replastered, New Carpets & UPVC Windows
- Situated On A Very Popular Residential Road Close To Local Shops & Schools
- Viewing Highly Recommended and Strictly by Appointment Only

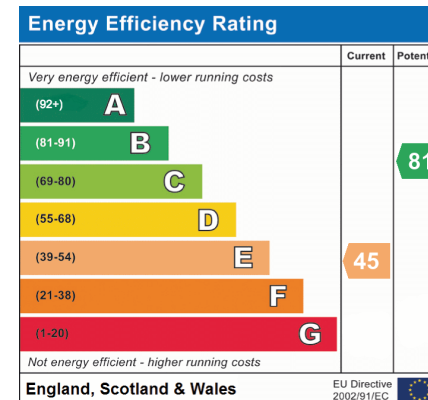
## Summary of Property

**\*\* STUNNING THREE BEDROOM STONE BUILT TERRACE \*\*** BEND NEW SUPERB LARGE DINING KITCHEN **\*\* BRAND NEW THREE PIECE WHITE BATHROOM \*\*** **SOLD WITH NO CHAIN \*\*** A beautifully presented, stone-built mid-terrace home with a charming front garden, this property truly must be seen to be appreciated. The attention to detail throughout is exceptional, with a superb standard of finish. Fully renovated and ready to move straight into without lifting a finger, this is the ideal home for first-time buyers. The accommodation briefly comprises: entrance vestibule, spacious lounge with a feature fireplace, and a stunning brand-new open-plan dining kitchen complete with integrated appliances. To the first floor is a landing area, three well-proportioned bedrooms, and a stylish new family bathroom. Externally, the property boasts a beautifully landscaped, stone-paved rear yard and an attractive front garden. Offered for sale with vacant possession and no onward chain, this home is ready for immediate occupation. If you're searching for the perfect move-in-ready home, look no further.

### Renovation Details

The renovation began with a tired 1890s two-bedroom stone terrace featuring a steep central staircase. The property has since undergone a complete transformation. Internal walls, ceilings, the staircase, and the rear chimney were removed, allowing for a full redesign of both floors. The house has been completely re-plastered, with new carpets, flooring, internal doors, skirting boards, and architraves throughout. Brand-new front and rear doors have been installed. The property benefits from a full electrical rewire, a new boiler, and a modern central heating system. Additional improvements include a fitted alarm system, new UPVC windows, upgraded rear drainage, and a new polypropylene mains water supply replacing the original lead pipe. The front exterior has been professionally sandblasted, restoring its original stonework charm. All works have been completed to current building regulations, with full approvals obtained. Viewing is highly recommended and available strictly by appointment via our Ramsbottom office.

Tenure: Leasehold, Remaining 853 years.



## Local Authority

Bury Council

Band B

Tax Band Amount: £1877.99

## Room Descriptions

### Ground Floor

#### Vestibule

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

#### Lounge

UPVC double glazed front window, inset fireplace, radiator, meter cupboard and ceiling point.

#### Large Open Plan Dining Kitchen

A contemporary fully fitted kitchen with a range of wall and base units with complementary worksurface, integrated fridge, freezer, dishwasher and double electric oven, four ring induction hob with extractor unit above, 1 1/2 bowl sink unit with drainer, plumbed for washing machine, radiator, large storage cupboard, ceiling spotlights, UPVC double glazed rear window and UPVC double glazed back door.

### First Floor

#### Landing

Loft access and ceiling point.

#### Bedroom One

UPVC double glazed front window, radiator and ceiling point.

#### Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

#### Bedroom Three

UPVC double glazed rear window, radiator and ceiling point.

#### Family Bathroom

A modern brand-new three-piece white suite comprising of a panel bath with mixer tap and shower above, low level WC, wash hand basin with storage drawers underneath, chrome towel radiator, fully tiled walls and ceiling spotlights.

### Outside

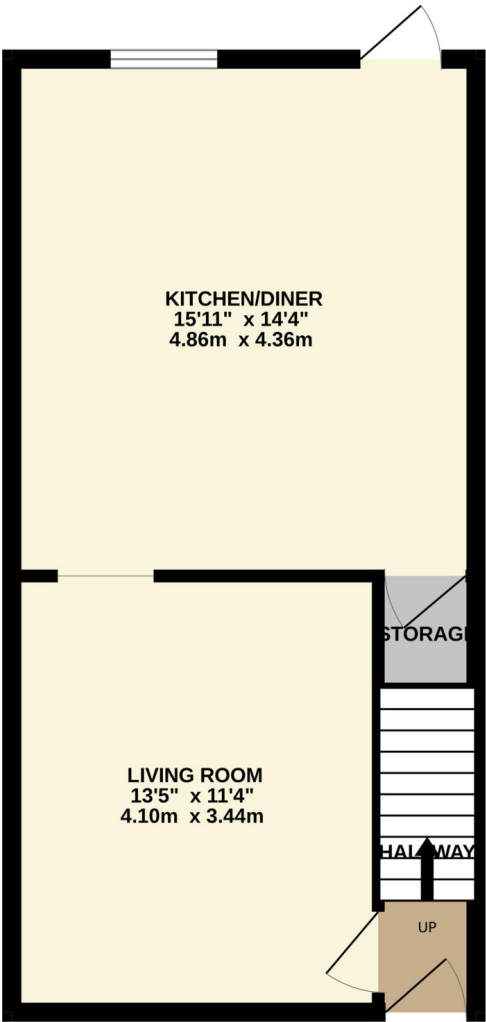
#### Yard

A well maintained paved yard with gated access the rear and fence panel surround.

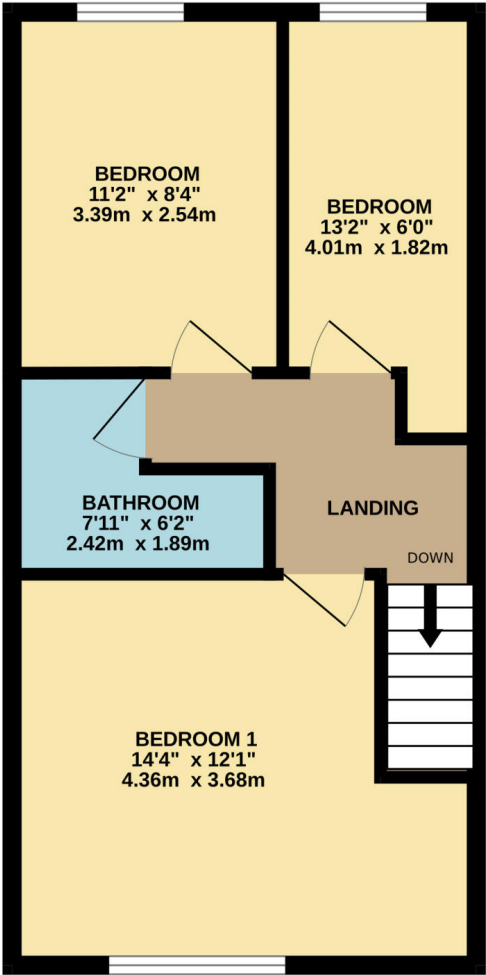


Floorplan

GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.2 sq.m.) approx.

**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.

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