

£225,000
Freehold



JON SIMON
ESTATE AGENTS

JON SIMON
ESTATE AGENTS



Features

- A TWO GOOD SIZED BEDROOM
- PERIOD GARDEN FRONTED
- STONE TERRACED HOME
- HIGHLY SOUGHT AFTER & DESIRABLE RAMSBOTTOM VILLAGE LOCATION
- LARGE RECEPTION ROOM WITH FEATURE FIREPLACE
- ENTRANCE HALLWAY
- SOLD WITH NO ONWARD CHAIN
- FITTED DINING KITCHEN
- THREE PIECE SHOWER ROOM
- GAS CENTRAL HEATING
- WELL MAINTAINED REAR YARD & GARDEN
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

Summary of Property

**** SOLD WITH NO CHAIN ** STONE BUILT PERIOD COTTAGE ** FEATURE FIREPLACE ** TWO GOOD SIZED BEDROOMS ** LARGE REAR GARDEN ** MUST SEE!! **** Dundee Lane, Ramsbottom, is a charming and beautifully maintained two-bedroom stone-built period cottage, ideally situated in a sought-after area within walking distance of the town centre and just a short drive from the motorway network. Lovingly cared for by the current owner, this delightful home offers generous living space, character, and timeless charm in keeping with properties of its era. The property is offered for sale with vacant possession and no onward chain. The spacious accommodation briefly comprises: entrance hallway, inviting living room with a feature stone fireplace and recessed log-burning stove, and a fitted dining kitchen. To the first floor are two well-proportioned bedrooms and a modern three-piece shower room. Externally, the property features steps leading up to a garden forecourt, while to the rear there is an enclosed patio garden with mature borders and shrubs, plus an additional garden plot with fruit trees. Perfectly located close to all local amenities and within the catchment area for highly regarded primary and secondary schools. Early viewing is highly recommended to avoid disappointment. Viewings are strictly by appointment only via our Ramsbottom office.

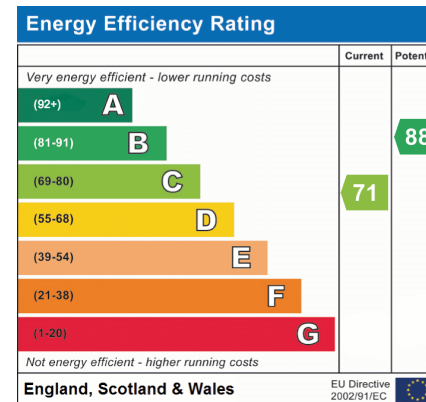
Tenure: Freehold

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



Local Authority

Bury Council

Band B

Tax Band Amount: £1877.99

Room Descriptions

Ground Floor

Entrance Hallway

A composite double glazed front door, UPVC double glazed side window, tiled flooring, gas and electric meter cupboard and wall light.

Lounge

UPVC double glazed front window and secondary glazing, wood burning stove with feature stone fireplace, radiator, wood panel walls, TV point, ceiling beams, ceiling point and oak stairs leading to the first floor landing.

Dining Kitchen

Range of wall and base units with complementary worksurface, four ring gas hob, electric oven, plumbed for washing machine, single bowl sink unit with drainer, parts tiled walls, combi boiler, tiled flooring, radiator, ceiling points, rear window with secondary glazing and back door.

First Floor

Landing

Ceiling point.

Bedroom One

UPVC double glazed front window and secondary glazing, radiator, built-in wardrobes and cupboards and ceiling point.

Bedroom Two

Rear window, radiator, storage cupboard, loft access and ceiling point.

Shower Room

A three piece suite comprising of a large walk-in shower unit, low level WC, wash hand basin, part tiled walls, radiator, ceiling point and rear window.

Outside

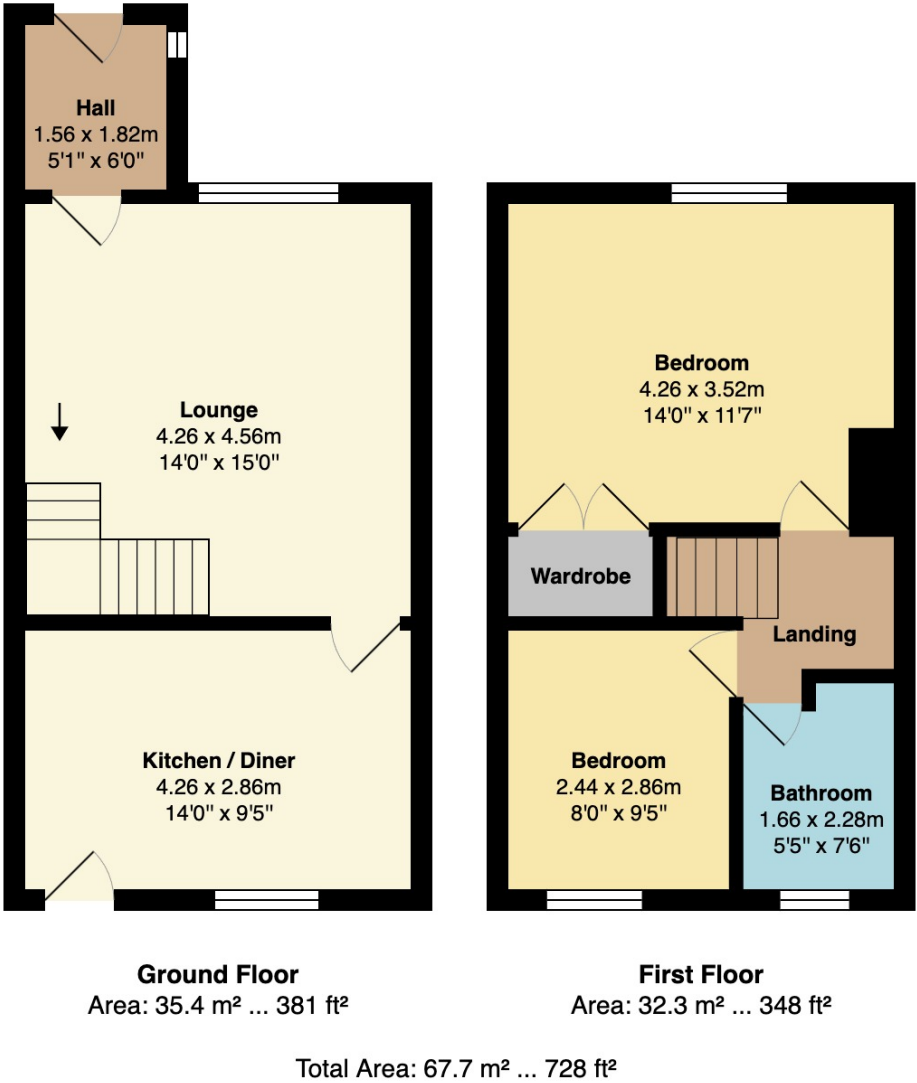
Gardens & Yard

A stone paved rear yard with borders and shrubs, outside water tap, wooden shed.

Additional garden: Stone paved area, well maintained borders and shrubs, fruit trees and gate access to the rear.



Floorplan



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.