

£895
pcm



JON SIMON
ESTATE AGENTS



Features

- BEAUTIFUL TWO BEDROOM MID TERRACE
- SPACIOUS LOUNGE
- WALKING DISTANCE TO BURY TOWN CENTRE
- MOVE IN CONDITION - BRAND NEW KITCHEN
- GAS CENTRAL HEATED AND DOUBLE GLAZED
- MODERN THREE PIECE FAMILY BATHROOM
- ENCLOSED REAR YARD
- AVAILABLE TO MOVE INTO THIS YEAR
- LANDING AREA & VESTIBULE
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT ONLY

Summary of Property

**** AVAILABLE IMMEDIATELY ** BRAND NEW FITTED DINING KITCHEN & CARPETS ** CLOSE TO BURY TOWN CENTRE ** MUST SEE! **** JonSimon Estate Agents are delighted to bring to the market this beautifully presented two-bedroom mid-terrace property. Ideally located close to Bury town centre, the home offers easy access to a range of local amenities, excellent transport links including the bus station, Metrolink, and the M66 motorway. The property has been completely renovated throughout and is ready to move straight into. The neutral décor and abundance of natural light create a warm and inviting atmosphere — perfect for relaxing after a busy day or entertaining family and friends. Accommodation briefly comprises: entrance vestibule, spacious lounge, and a brand-new fitted kitchen/dining area. To the first floor, there are two well-proportioned bedrooms and a modern three-piece family bathroom. Externally, the property benefits from on-street parking and a private enclosed rear yard. Viewing is highly recommended and strictly by appointment only via our Ramsbottom office.

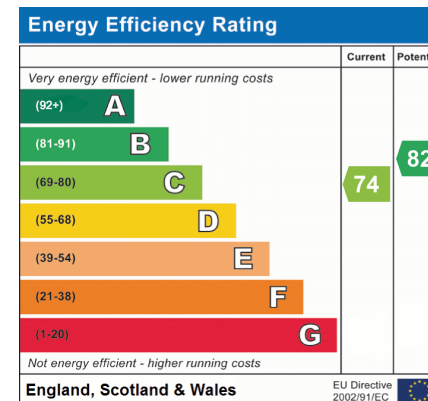
Deposit: £895.00

Local Authority/Council Tax: Bury Council: A Annual Amount: £1609.72 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1800Mbps Upload: 220Mbps

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



Local Authority

Bury Council

Band A

Tax Band Amount: £1609.72

Room Descriptions

Ground Floor

Vestibule

UPVC double glazed front door.

Lounge

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

Dining Kitchen

A brand new fitted kitchen with a range of wall and base units with complementary works surfaces, four ring electric hob with extractor unit above, electric oven, plumbed for washing machine, combi boiler, radiator, ceiling point, 1 1/2 bowl sink unit with drainer, UPVC double glazed rear windows and UPVC double glazed door.

First Floor

Landing

Ceiling point, loft access and radiator.

Bedroom One

UPVC double glazed front window, radiator and ceiling spotlights.

Bedroom Two

UPVC double glazed rear window, radiator and ceiling spotlights.

Bathroom

A modern three-piece white suite comprising of a panel bath with mixer tap and shower above, glass shower screen, low level WC, wash hand base with storage cupboard underneath, wall mounted mirror, shaver point, chrome towel radiator, ceiling spotlights, fully tiled walls and flooring, UPVC double glazed rear window.

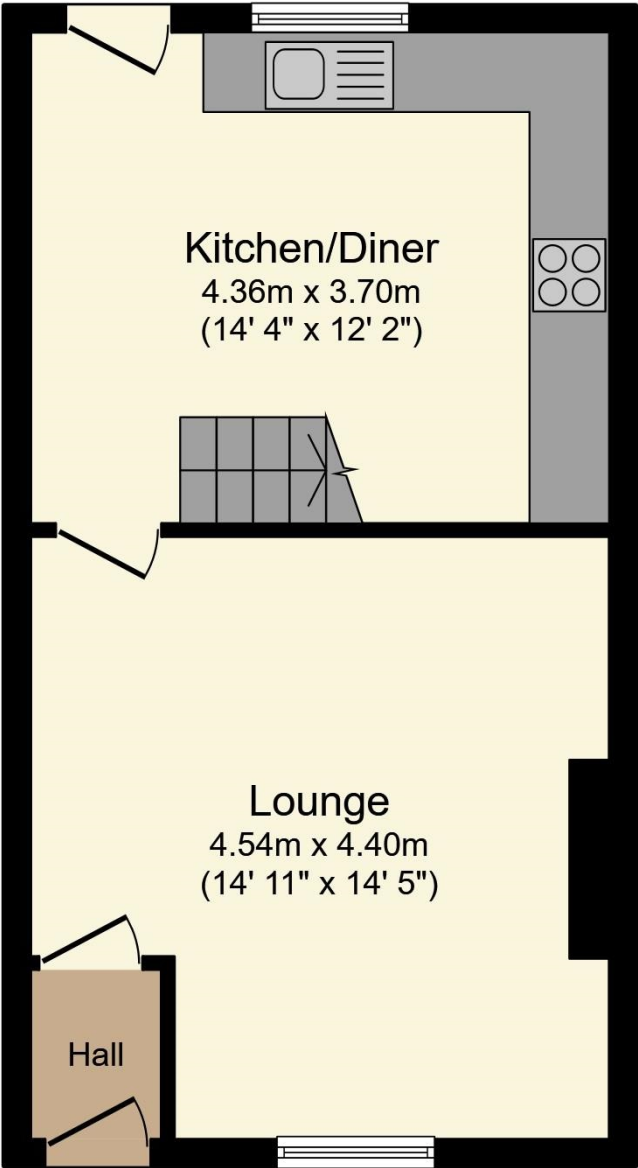
Outside

Yard

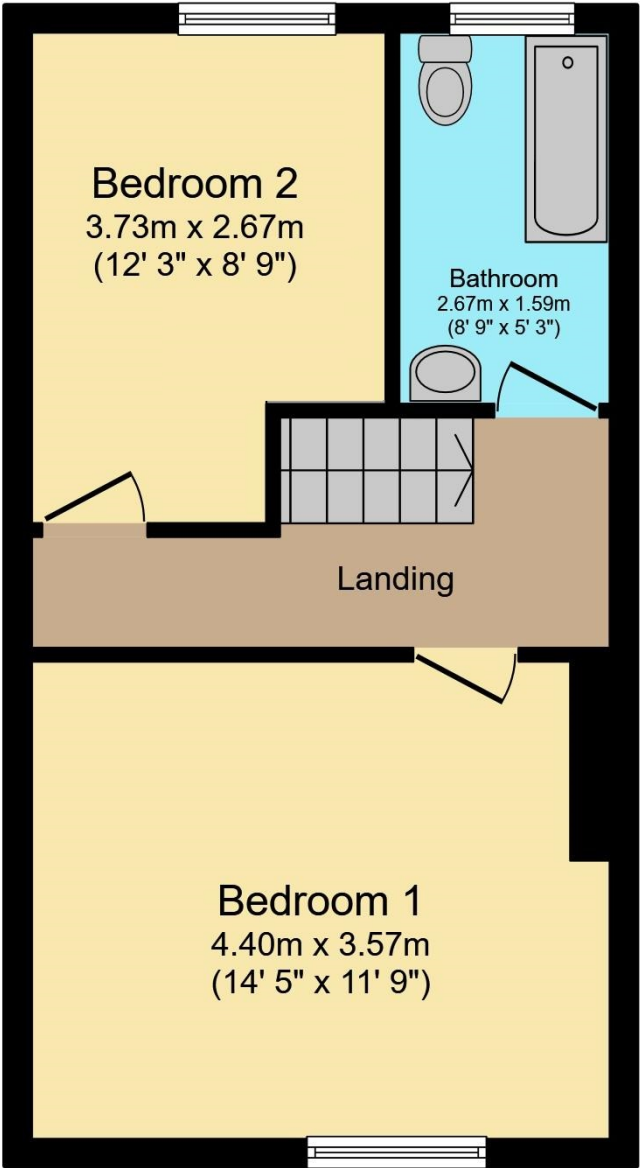
An enclosed flagged back yard with gated access access to the rear.



Floorplan



Ground Floor



First Floor

Total floor area 72.7 sq.m. (783 sq.ft.) approx

General Disclaimer
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. 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 Sales Particulars are not intended to constitute a contract or part of any agreement and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

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.