

£875
pcm



JON SIMON

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ESTATE AGENTS



Features

- Deceptively spacious three bedroom garden fronted mid stone terrace
- Spacious Lounge & Dining room
- Modern fitted kitchen
- Modern three piece white bathroom suite
- Gas central heating & fully double glazed
- Secure off road parking to the rear
- Ideal location for schools in the local area , Half a mile away to Ramsbottom village
- Small front garden & enclosed rear yard
- EPC Rating - D
- Early Viewing Is Essential

Summary of Property

**** THREE BEDROOM STONE TERRACE ** SECURE OFF ROAD PARKING ** WALK-IN CONDITION ** TWO RECEPTION ROOMS ** AVAILABLE IMMEDIATELY **** This deceptively spacious three-bedroom mid-stone cottage is located on the ever-popular Bolton Road West, just half a mile from Ramsbottom's vibrant town centre, with its bustling cafés, restaurants, and shops. The property features two generously sized reception rooms and a modern fitted kitchen on the ground floor. The first and second floors offer two spacious bedrooms, plus a third bedroom situated in the loft space. A contemporary three-piece white family bathroom suite completes the upper floors. Externally, the enclosed rear yard provides access to off-road parking via secure electric gates. Additional benefits include gas central heating and UPVC double glazing throughout. Early viewing is highly recommended to fully appreciate the accommodation on offer. Viewings are strictly by appointment through our Ramsbottom office.

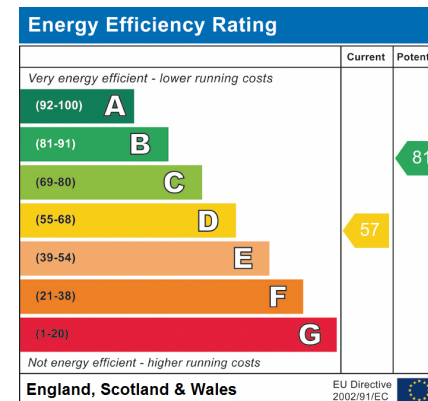
Deposit: £875.00

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

Flood Risk: Very Low

Broadband availability: Superfast: Download: 1000Mbps Upload: 1000Mbps

Mobile Coverage: EE - Limited, Vodafone - Limited, Three - Limited, O2 - Likely



Local Authority

Bury Council

Band B

Tax Band Amount: £1877.99

Room Descriptions

Ground Floor

Vestibule

UPVC double glazed front door.

Lounge

UPVC double glazed front window, radiator and ceiling point.

Dining Room

Open to the lounge. UPVC double glazed rear door, stairs leading to the first floor landing, radiator, gas fire and ceiling point.

Kitchen

A modern fitted kitchen with a range of wall and base units with complementary work surface, single bowl sink unit with drainer, electric oven, four ring electric hob with extractor above, part tiled walls, plumbed for washing machine, ceiling point and UPVC double glazed side window.

First Floor

Landing

Ceiling points.

Bedroom One

UPVC double glazed front window, radiator and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator, alarm pad and ceiling point.

Bathroom

A modern three piece white bathroom suite comprising of a panel bath with shower above, glass shower screen, low level w/c, wash hand basin, fully tiled walls, radiator, ceiling point and UPVC double glazed rear window.

Second Floor

Bedroom Three

Velux window, radiator and ceiling point.

Outside

Yard

Enclosed yard with Astro Turf, gate with access to the rear. Gated access which leads to the street at the back where there is off road parking access to this is through a secure electric gate.



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.