

£170,000
Freehold



JON SIMON
ESTATE AGENTS

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Features

- A SUPERB TWO BEDROOM DOUBLE FRONTED END TERRACE
- UTILITY ROOM & GUEST WC
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- MODERN FITTED KITCHEN
- GAS CENTRAL HEATING & FULLY DOUBLE GLAZED
- MODERN THREE PIECE FAMILY BATHROOM
- SITUATED ON A POPULAR ROAD IN THE HEART OF RAMSBOTTOM
- WALKING DISTANCE FOR RAMSBOTTOM TOWN CENTRE AMENITIES
- IDEAL FIRST TIME BUY OR FAMILY HOME
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT ONLY

Summary of Property

**** WELL PRESENTED DOUBLE FRONTED TWO BEDROOM STONE END TERRACE ON A VERY POPULAR ROAD ** UTILITY ROOM & GUEST WC ** MODERN FITTED KITCHEN & FAMILY BATHROOM SUITE ** MUST SEE! **** Situated on the ever-popular Regent Street, this superbly modernised and beautifully presented double-fronted two-bedroom stone end-terrace offers the perfect combination of character, comfort, and contemporary living. Ideally suited to first-time buyers or those looking to downsize, the property is located just a short drive from Ramsbottom's vibrant town centre. Step inside to discover a spacious reception room featuring a charming fireplace, a modern, well-equipped kitchen, and a cosy lounge. A rare and highly practical single-storey side extension provides a versatile utility room and guest WC, adding excellent functionality to the home. Upstairs, there are two generously sized bedrooms, both offering peaceful and comfortable retreats, along with a stylish modern bathroom. Perfectly positioned close to Ramsbottom's bustling shops, cafés, and highly regarded local schools, this home also benefits from easy access to scenic countryside walks and local parks, offering the ideal blend of town and rural living. Viewing is highly recommended and strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

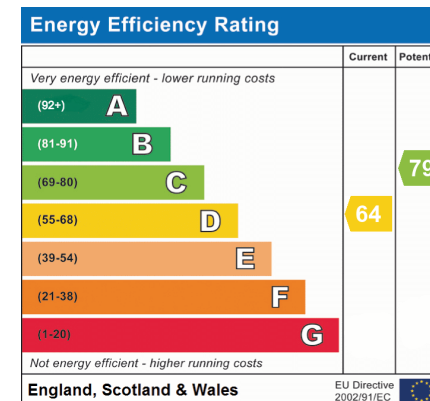
Local Authority/Council Tax

Bury Council: Band A, Annual Amount: £1609.72 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 1000Mbps Upload: 1000Mbps



Local Authority

Bury Council

Band A

Tax Band Amount: £1609.72

Room Descriptions

Ground Floor

Lounge

Double glazed composite front door, UPVC double glazed front window, coal effect gas fire with surround, laminate flooring, radiator, TV point, ceiling point and stairs leading to the first floor landing.

Kitchen

Modern fitted kitchen with a range of wall and base units, complementary works surface, one and half bowl sink unit with drainer, Part tiled walls, electric four ring hob with extractor unit above, electric oven, laminate flooring, radiator, ceiling spotlights and UPVC double glazed front window.

Utility Room

UPVC double glazed side window, radiator, plumbed for washing machine and dryer, tiled flooring, storage cupboard, ceiling point and UPVC double glazed side door.

Guest WC

A modern two-piece white suite comprising of a low-level WC, wash hand basin, part tiled walls, tiled flooring and ceiling point.

First Floor

Landing

Ceiling point.

Bedroom One

UPVC double glazed front window, radiator and ceiling point.

Bedroom Two

UPVC double glazed front and side windows, radiator and ceiling point.

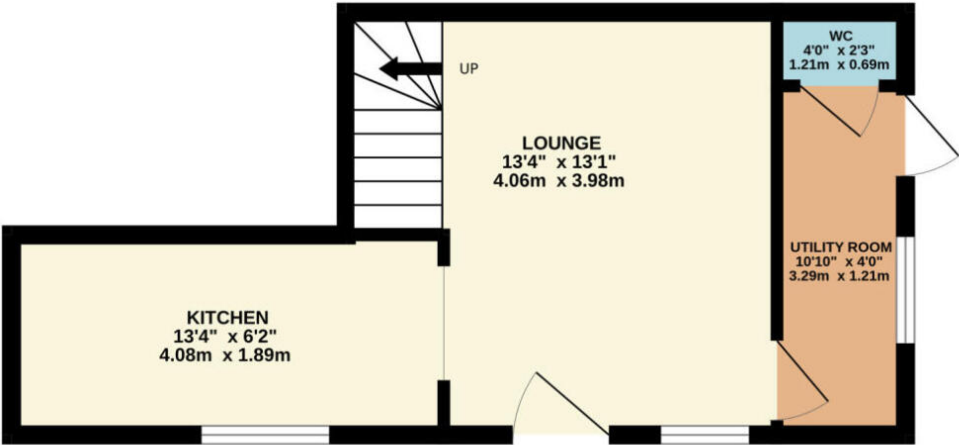
Family Bathroom

A modern three-piece white bathroom suite comprising of a panel bath with mixer taps, shower above, glass shower screen, low level WC, wash hand basin, radiator, part tiled walls, tiled flooring and ceiling point.

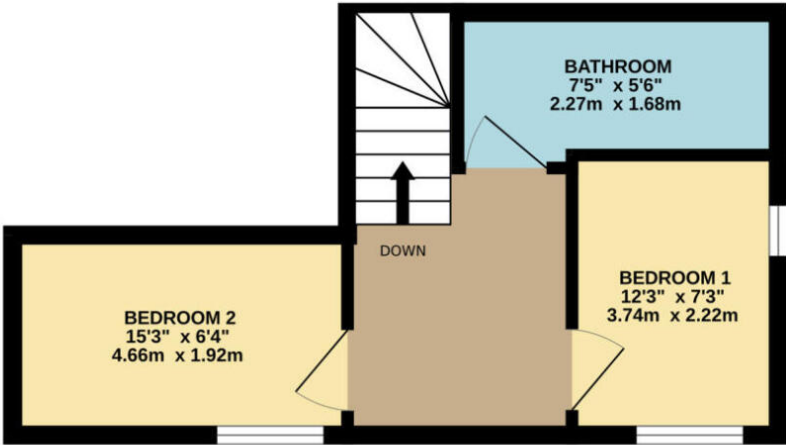


Floorplan

GROUND FLOOR
290 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 528 sq.ft. (49.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.