

£220,000  
Leasehold



JON SIMON  
ESTATE AGENTS

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## Features

- Well Presented Two Bedroom Plus Loft Room Mid Terrace
- Spacious Lounge with Feature Fireplace & Separate Dining Room
- Modern Fitted Kitchen Extension
- Three Piece Family Bathroom
- Sold with No Onward Chain
- Enclosed Rear Yard with AstroTurf Lawn
- Additional Plot With Detached Garage
- Two Good Sized Bedrooms Plus Loft Room
- Set Over Three Floors
- Well Sought After Location, Close to Ramsbottom Town Centre
- EPC Rating - F
- Fully Double Glazed and Gas Central Heating
- Viewing is highly recommended on this excellent property and is strictly by appointment only

## Summary of Property

**\*\* SOLD WITH NO ONWARD CHAIN \*\* GARAGE \*\* TWO RECEPTION ROOMS \*\* WELL SOUGHT AFTER LOCATION \*\*** JonSimon is delighted to present this well-maintained three-bedroom mid-stone terraced property, ideally located within walking distance of Ramsbottom town centre. Situated just over half a mile from the town, this vacant stone terrace is offered with no onward chain, allowing for a quick and hassle-free move. The property benefits from gas central heating and double glazing throughout and is surrounded by scenic walks to Holcombe Tower and nearby parks. Inside, the home briefly comprises a spacious living room with a feature fireplace, a separate dining room, and a large extended kitchen. Stairs lead to the first floor, where you'll find two well-sized bedrooms and a family bathroom with a three-piece suite. A further staircase provides access to a loft conversion, ideal as an additional sleeping area or versatile living space. Externally, the rear yard is a mix of tiled paving and AstroTurf, leading to an additional plot of land that includes a detached single garage—perfect for off-road parking or extra garden space. This property is a must-see! Viewing is essential to fully appreciate its size and fantastic location, available strictly by appointment through our Ramsbottom office.

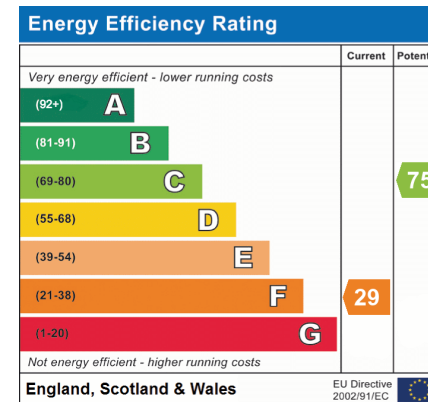
Tenure: Leasehold TBC

Local Authority/Council Tax: Bury Council: B Annual Amount: £1780.17 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1000Mbps Upload: 1000Mbps

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



## Local Authority

Bury Council

Band B

Tax Band Amount: £1780.17

## Room Descriptions

### Ground Floor

#### Lounge

UPVC double glazed front window and door, electric fire with surround, meter cupboard and ceiling spotlights.

#### Dining Room

Under floor heating, storage cupboard and ceiling spotlights.

#### Kitchen

A range of wall and base units with complementary worksurface, single bowl sink unit with drainer, tiled flooring, part tiled walls, plumbed for washing machine and dishwasher, ceiling spotlights double glazed rear window and back door.

### First Floor

#### Landing

Ceiling points and stairs leading to the loft bedroom.

#### Bedroom One

UPVC double glazed front window and ceiling point.

#### Bedroom Two

UPVC double glazed rear window, combi boiler and ceiling point.

#### Family Bathroom

A three-piece white suite comprising of a panel bath with shower above, low level WC, wash hand basin, fully tiled walls, ceiling point and UPVC double glazed rear window.

### Second Floor

#### Bedroom Three

Velux window, power points, storage into eaves.

### Outside

#### Garage

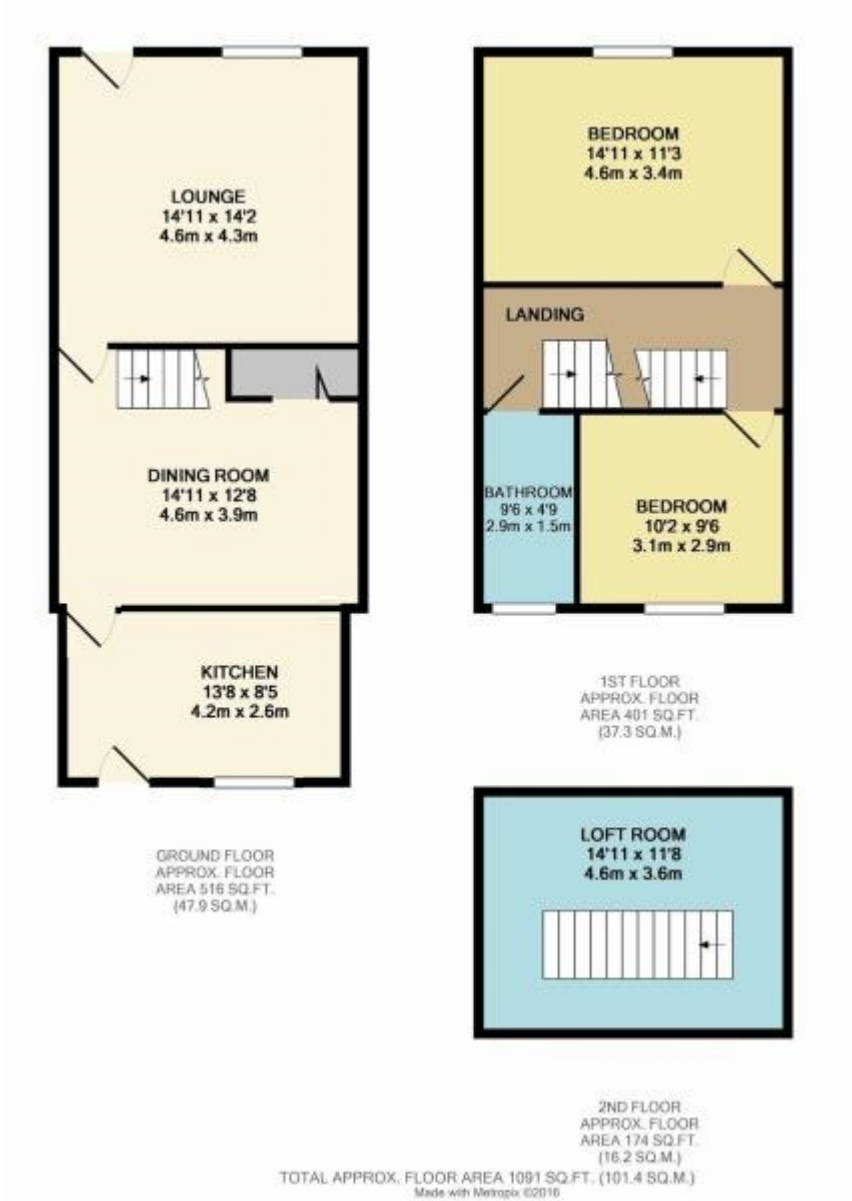
Single detached garage providing off road parking. Situated at the rear of the property on a separate plot.

#### Yard

A tiled patio area, Astroturf lawn, outside water tap and gated 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.