

£950
pcm



JON SIMON
ESTATE AGENTS

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Features

- A WELL PRESENTED TWO BEDROOM STONE TERRACE
- SPACIOUS LOUNGE WITH FEATURE STONE FIREPLACE
- MODERN DINING KITCHEN
- GAS CENTRAL HEATING & FULLY DOUBLE GLAZED
- MODERN THREE PIECE FAMILY BATHROOM
- ENTRANCE HALLWAY & LANDING AREA
- AVAILABLE IMMEDIATELY
- ENCLOSED REAR YARD
- WALKING DISTANCE TO RAMSBOTTOM TOWN CENTRE AMENITIES
- VIEWING IS ESSENTIAL TO BE FULLY APPRECIATED

Summary of Property

**** AVAILABLE NOW **** A WELL PRESENTED, PERIOD MID STONE COTTAGE **** TWO DOUBLE BEDROOMS ** DINING KITCHEN & MODERN BATHROOM **** A MUST SEE!!! TO APPRECIATE CHARM, SIZE & LOCATION ****** JonSimon is delighted to introduce to the market this well maintained two-bedroom period mid-stone cottage, conveniently located near Ramsbottom town center. The residence is in good condition, boasting gas central heating, new carpets and double glazing throughout. The layout includes an entrance vestibule, a well-presented living room with feature stone fireplace, and a good sized fitted dining kitchen with views of the rear yard. The first floor features two spacious double bedrooms and a modern, three piece white bathroom suite. The property also offers a low-maintenance rear yard with a seating area. To truly grasp the charm and spaciousness of this delightful property, viewing is essential and strictly by appointment through our Ramsbottom office.

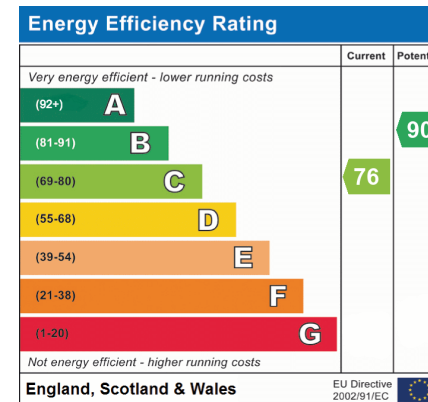
Deposit: £895.00

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 and 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 Vestibule

UPVC double glazed front door, laminate flooring, ceiling point and stairs leading to the first floor landing.

Lounge

UPVC double glazed front window, stone chimney breast, wall lights, radiator and ceiling point.

Dining Kitchen

A range of wall and base units with complementary works surfaces, five ring gas hob with extractor unit above, double electric oven, one and a half bowl sink unit with drainer, part tiled walls, radiator, laminate flooring, ceiling coving, combi boiler, ceiling point, two UPVC double glazed rear windows and UPVC double glazed back door.

First Floor

Landing

Loft access access and ceiling point.

Bedroom One

UPVC double glazed rear window, radiator, ceiling coving and ceiling spotlights.

Bedroom Two

UPVC double glazed front window, radiator, ceiling coving and ceiling point.

Bathroom

A three-piece white suite comprising of a panel bath with mixer tap, shower above with glass shower screen, low WC, wash hand basin, chrome towel radiator, tiled walls, laminate flooring, extractor unit and ceiling spotlights.

Outside

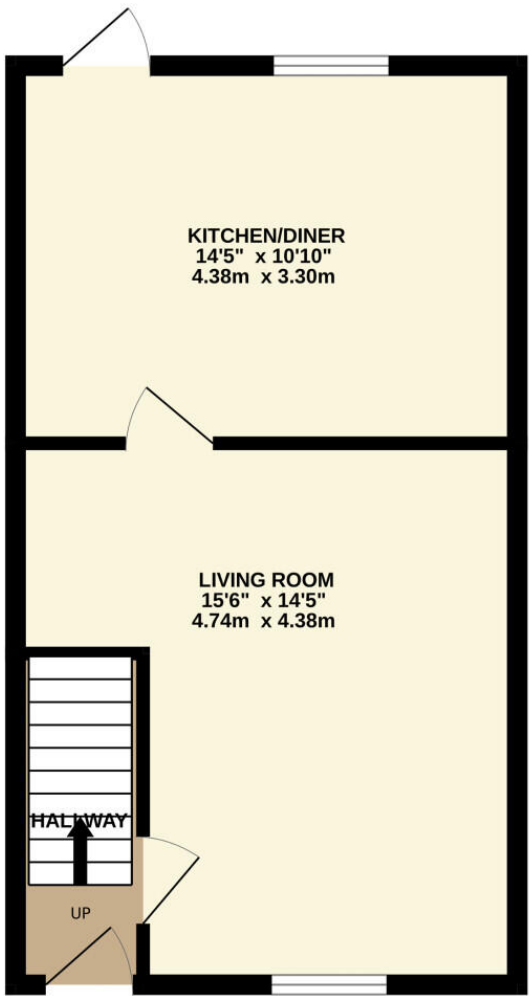
Yard

Stone paved enclosed back yard with gated access to the rear.

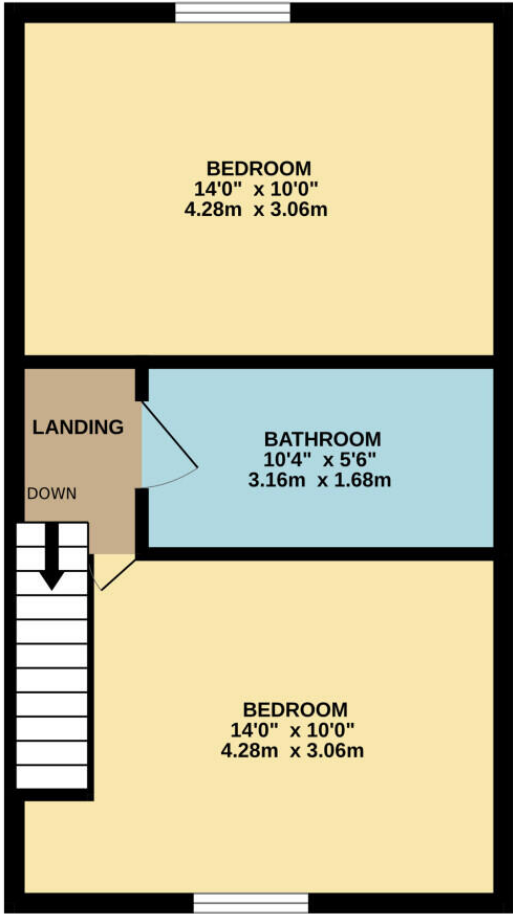


Floorplan

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.5 sq.m.) approx.

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.

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