

£215,000
Freehold



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ESTATE AGENTS

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Features

- A WELL PRESENTED TWO/THREE EXTENDED END TOWN HOUSE
- ENTRANCE HALLWAY & LANDING AREA
- TWO DOUBLE BEDROOMS UPSTAIRS & ONE DOUBLE BEDROOM DOWNSTAIRS
- LARGE LOUNGE WITH FEATURE FIREPLACE
- FITTED KITCHEN & DINING ROOM
- MODERN THREE PIECE WHITE FAMILY BATHROOM
- GAS CENTRAL HEATING & FULLY DOUBLE GLAZED
- WELL MAINTAINED FRONT & REAR GARDENS
- DETACHED GARAGE & DRIVEWAY
- SOLD WITH NO ONWARD CHAIN
- SITUATED IN A VERY POPULAR LOCATION IN RAMSBOTTOM VILLAGE
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

Summary of Property

**** A WELL PRESENTED TWO/THREE BEDROOM EXTENDED END TOWN HOUSE, SET ON A CORNER PLOT ** DRIVEWAY & GARAGE**
**** LARGE LIVING ROOM ** MUST SEE!!** * A well-maintained end town house situated on a generous corner plot, featuring two double bedrooms and located in a highly sought-after area. Ideally positioned for local schools, scenic walks on the renowned Holcombe Hill, and a wide range of excellent amenities in Ramsbottom town centre. Offered for sale with no onward chain, this deceptively spacious property is an ideal first-time buyer home. The accommodation briefly comprises: entrance hallway with storage cupboard, an extended and spacious lounge, dining room, fitted kitchen, and an additional sitting room currently used as a third bedroom. To the first floor is a landing area, two well-proportioned double bedrooms, and a modern three-piece family bathroom. Externally, the property benefits from well-kept front and rear gardens, off-road parking via a driveway, and a detached single garage. Early viewing is highly recommended to appreciate the space and potential on offer. Viewings are strictly by appointment through our Ramsbottom office.

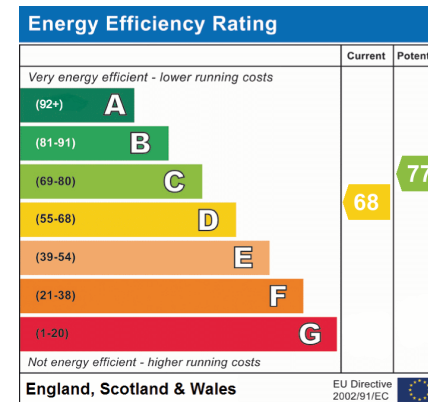
Tenure: Freehold

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

Flood Risk: Very Low

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

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



Local Authority

Bury Council

Band A

Tax Band Amount: £1609.72

Room Descriptions

Ground Floor

Entrance Hallway

Composite double glazed front door, UPVC double glazed front window, storage cupboard, radiator, alarm pad, ceiling point and stairs leading to the first floor landing.

Lounge

UPVC double glazed rear window, UPVC double glazed French patio doors, radiator, electric log burning stove, ceiling spotlight, laminate flooring and ceiling point

Dining Room

Fitted wall units, laminate flooring and ceiling point.

Kitchen

A range of wall and base units with complementary work surfaces, one and half bowl sink unit with drainer, gas cooker with four ring gas hob with extractor unit above, plumbed for washing machine and dishwasher, storage cupboard combi boiler, laminated flooring, radiator, ceiling spotlights, part tiled walls UPVC double glazed side window.

Bedroom Three / Sitting Room

UPVC double glazed front window, radiator, laminate flooring and ceiling point .

First Floor

Landing

UPVC double glazed side window, storage cupboard and ceiling point.

Bedroom One

UPVC double glazed side window, radiator, loft access and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

Family Bathroom

A modern three-piece white bathroom suite comprising of a panel bath, mixer tap, shower above with glass shower screen, low level WC, wash hand basin with storage drawers underneath, chrome towel radiator, fully tiled walls and flooring, ceiling spotlights and UPVC double glazed front window.

Outside

Garage

A single detached garage with manual up and over door, side door.

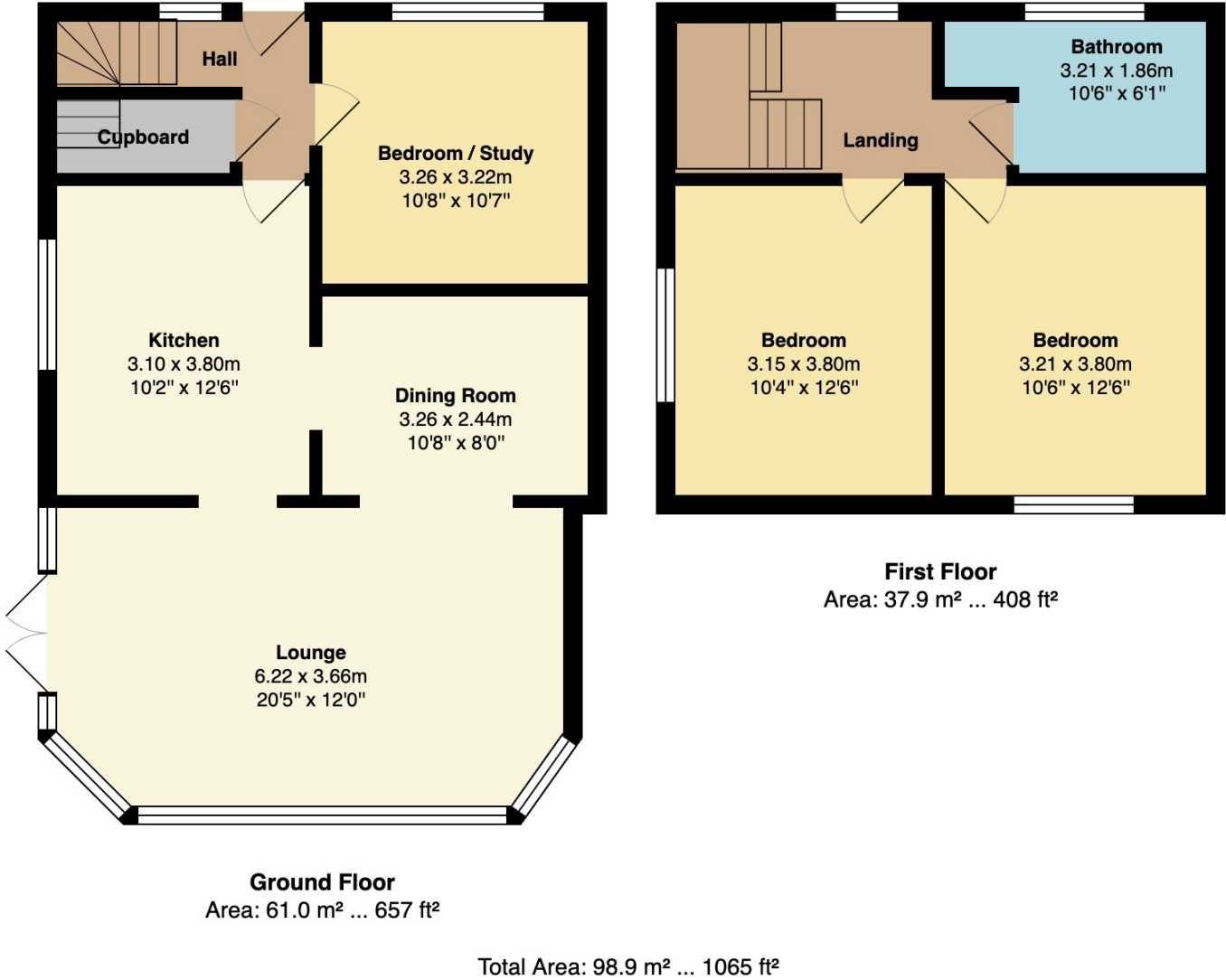
Gardens & Parking

Front: Gated access, flagged pathway, Astro Turf lawn with well established borders and shrubs.

Rear: Driveway to the front for off road parking. Astro Turf lawn, flagged pathway and well established borders.



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.