

£895
pcm



JON SIMON
ESTATE AGENTS

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Features

- A Two Double Bedroom Mid Terrace
- Spacious Lounge & Dining Room
- Fitted Dining Kitchen
- Three Piece Family Bathroom
- Gas Central Heated & Double Glazed Windows
- Available Immediately
- Enclosed Rear Garden
- Viewing Highly Recommended to Appreciate the Size of this Lovely Property

Summary of Property

**** AVAILABLE IMMEDIATELY ** TWO RECEPTION ROOMS ** TWO DOUBLE BEDROOMS ** ENCLOSED REAR GARDEN ** MUST SEE!! **** Bradshaw Brow is an attractive mid-terraced property, available immediately. It occupies a highly regarded and much sought-after position in Bradshaw, close to a wide range of local amenities. Set on an enviable plot, the home features well-maintained front gardens and a private, enclosed rear yard. Nearby Harwood Village offers excellent facilities including a supermarket, doctors' surgery, convenience stores, and a variety of cafés, pubs, and restaurants. For commuters, there are superb transport links to Bolton, Bury, Manchester, and beyond. Inside, the property offers a well-planned layout with generous living space throughout. Accommodation includes an entrance vestibule, a bright and spacious lounge, and a dining kitchen with fitted appliances. There is also a light office/dining room with French doors opening onto the rear yard. To the first floor are two well-proportioned bedrooms and a family bathroom with a two-piece suite plus a separate WC. Additional benefits include gas central heating and double-glazed windows. Viewing is essential to fully appreciate the accommodation on offer and can be arranged via our Ramsbottom office.

Deposit: £895.00

Local Authority/Council Tax: Bolton Council: B Annual Amount: £1757.41 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1800Mbps Upload: 220Mbps

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Local Authority

Bolton Council

Band B

Tax Band Amount: £1757.41

Room Descriptions

Ground Floor

Vestibule

UPVC double front door and window, gas meter cupboard.

Lounge

UPVC double glazed front window, radiator, gas fire wall mounted, TV point, electric cupboard, ceiling coving and ceiling point.

Dining Room

UPVC double glazed French patio doors, radiator, part tiled wall and ceiling point.

Kitchen

Range of wall and base units with complementary works surfaces, single bowl sink unit with drainer, range gas cooker with four ring gas hob, radiator, breakfast bar, part tiled walls, plumbed for washing machine, ceiling coving, ceiling point, large storage cupboard and stairs leads to the first floor landing.

First Floor

Landing

Loft access and ceiling point.

Bedroom One

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

Bedroom Two

UPVC double glazed rear window, radiator, storage cupboard housing the Combi boiler, laminate flooring and ceiling point.

Bathroom

A two piece white suite comprising of a panel bath with mixer and shower head, wash hand basin, radiator, tiled walls, ceiling spotlights, UPVC double glazed front window.

Separate WC

Low level WC, storage cupboard, ceiling point and UPVC double glazed rear window.

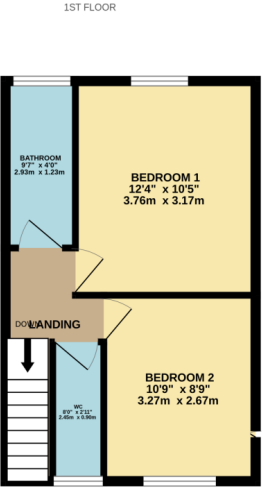
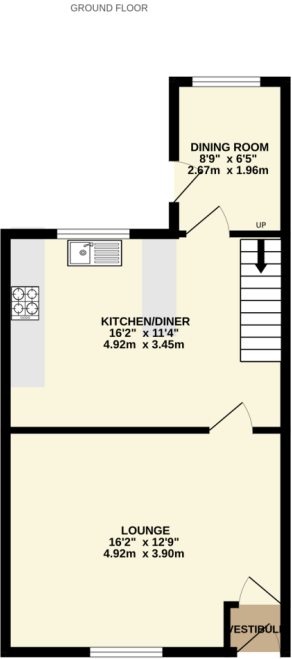
Outside

Garden

Flagged patio area, artificial lawn, outside water tap, borders and shrubs 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. Where 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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