

£225,000  
Leasehold



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## Features

- A well presented two bedroom garden fronted terrace
- Sold with no onward chain - Vacant Possession
- Spacious Lounge & Separate Dining room
- Entrance Hallway & Modern Kitchen
- Gas central heated and Double glazed throughout
- Modern four piece bathroom suite
- Two generous bedrooms
- Front Garden & Rear Yard
- On Street Parking to the Front
- Viewing highly recommended and is strictly by appointment only

## Summary of Property

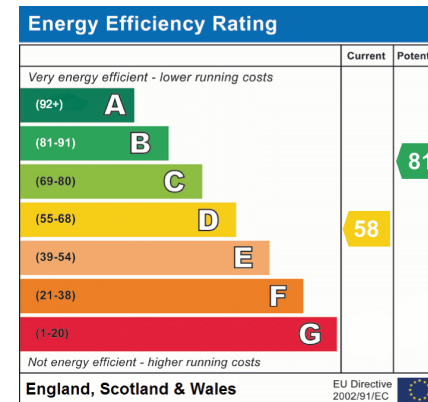
**\*\* SOLD WITH NO CHAIN - VACANT POSSESSION \*\* TWO LARGE RECEPTIONS & MODERN KITCHEN \*\* TWO DOUBLE BEDROOMS**

**\*\*** This well-proportioned two double bedroom stone cottage, offered to the market with no onward chain and ideally positioned in the heart of Ramsbottom. The accommodation begins with an entrance hallway leading through to a generous lounge and a separate dining room, which benefits from practical under-stairs storage. To the rear, a kitchen extension enjoys excellent natural light from two large windows and provides direct access to the rear yard. The first floor offers two well-sized double bedrooms and a family bathroom fitted with a modern white suite, including both a separate bath and shower. The layout is functional and versatile, making the property well suited to first-time buyers, downsizers, or buy-to-let investors seeking a low-maintenance home in a highly desirable location. Externally, the property features a private enclosed rear yard with low-maintenance gravel surfacing and walled boundaries, ideal for outdoor seating or container planting. The front elevation showcases the character of the traditional stone construction with pavement frontage, while on-street parking is available directly outside. Located in Ramsbottom, one of Bury's most sought-after towns, the property is conveniently placed for a wide range of amenities, including independent shops, restaurants, and cafés. Well-regarded OFSTED-rated schools such as St Andrew's CE Primary School and Woodhey High School are within walking distance, enhancing its appeal to families. Excellent transport links are provided by the nearby M60 and M66 motorway networks, along with regular bus services to Bury and Manchester. Residents can also enjoy easy access to scenic countryside walks, including Holcombe Hill and the Irwell Valley Trail, further reinforcing Ramsbottom's reputation as a vibrant yet well-connected place to live. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold

Local Authority/Council Tax: Bury Council: B Annual Amount: £1877.99 Approx.

Flood Risk: Very Low



## Local Authority

Bury Council

Band B

Tax Band Amount: £1877.99

## Room Descriptions

### Ground Floor

#### Entrance Hallway

With stairs rising to the first-floor landing and doors to the living room & dining room.

#### Lounge

A spacious room with window to the front.

#### Dining Room

A large room with window to the rear, under stairs storage cupboard & wall mounted fireplace. There is a door to the rear of the room with glazed inserts that leads to the:

#### Kitchen

Fitted with a range of wall & base units with work surface over and contrasting wall tiling. There is an integrated four ring gas hob with single oven under, space & plumbing for washing machine and fridge/freezer. There are two windows to the side and personal door to the rear garden. Recessed ceiling spotlights.

### First Floor

#### Landing

From the first-floor landing there are doors to the two bedrooms & bathroom.

#### Bedroom One

A large double bedroom with window to the front.

#### Bedroom Two

A second double bedroom to the rear with built in wardrobe with window to the rear.

#### Bathroom

A four-piece suite of low-level WC, pedestal wash hand basin, bath in tiled surround and shower enclosure with shower, shower tray and shower screens fitted. There is an obscured glazed window to the rear, recessed ceiling spotlights, part tiled walls and heated towel rail.

### Outside

#### Gardens

To the front there are a paved courtyard garden to the front. To the rear of the property is a walled gravelled courtyard garden ideal for outside dining.



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.

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