

£1,100  
pcm



**JON SIMON**  
ESTATE AGENTS

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## Features

- A Large Three Bedroom Bay Fronted Mid Terrace
- Vestibule & Entrance Hallway
- Lounge & Dining Room
- Modern Fitted Kitchen
- Gas Central Heated & Double Glazed Windows
- Three Piece Bathroom
- Garage At The Rear
- Enclosed Rear Yard
- Available Immediately
- Close to all Local Amenities
- Viewing highly recommended and is strictly by appointment only

## Summary of Property

**\*\* AVAILABLE IMMEDIATELY \*\* TWO LARGE RECEPTION ROOM \*\* GARAGE \*\* MODERN FITTED KITCHEN \*\* MUST SEE!! \*\***A spacious garden fronted three bed terrace situated in Bromley Cross, close to many amenities such as shops, cafes, restaurants, bars and transport links. The property consists of a vestibule through into the entrance hallway leading to the spacious front lounge, the next room is the dining/ reception room with a feature gas fire. At the back of the property there is a good-sized modern kitchen with grey wall and base units, white tiled splashback, integrated oven, electric hob and extractor fan. On the first floor there are two double bedrooms one with fitted wardrobes, a good-sized single bedroom and a three piece family bathroom with an overhead shower. The property has the usual benefits from gas central heating, double glazing, both a front and rear flagged garden and a single garage. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Deposit: £1050.00

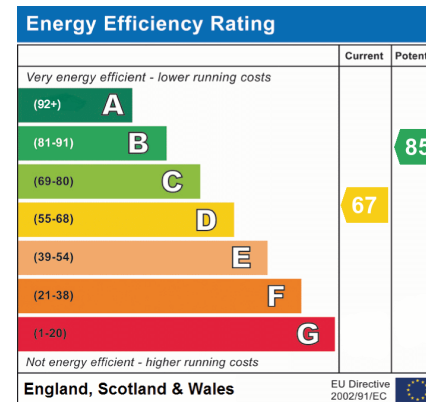
Rent: £1050.00

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, Vodafone - Good outdoor, variable in-home, Three - Good outdoor, O2 - Good outdoor.



## Local Authority

Bolton Council

Band B

Tax Band Amount: £1757.41

## Room Descriptions

### Ground Floor

Vestibule

Hallway

Lounge

Dining Room

Kitchen

### First Floor

Landing

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

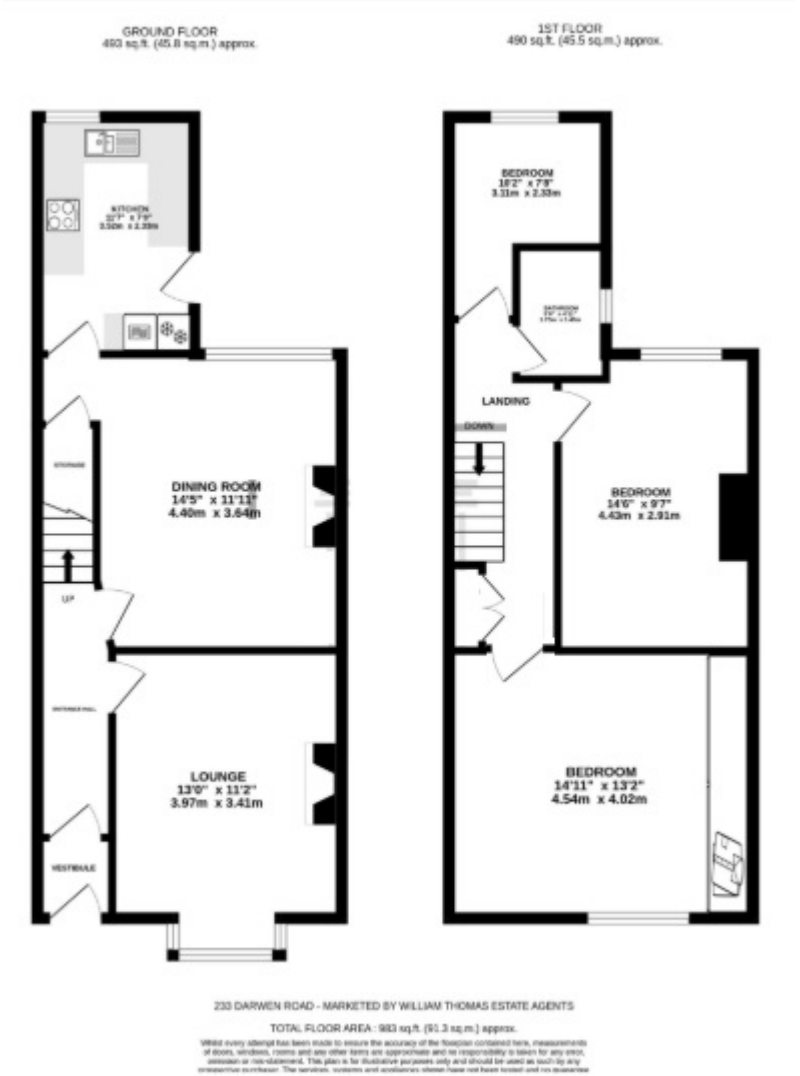
### Outside

Garage

Yard



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.

28, Bolton Road West, Ramsbottom, Bury, BL0 9ND 01706 489 966 ramsbottom@jonsimon.co.uk