

£235,000
Leasehold



JON SIMON
ESTATE AGENTS

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Features

- Well Superb, Three Bedroom, Mid Stone Terrace Cottage
- Finished To A High Standard Throughout
- Spacious Lounge with Feature Stone Fireplace & Log Burning Stove
- Modern fitted dining kitchen with appliances
- Fully double glazed and gas central heating
- Three good size bedrooms with main bedroom fitted
- Modern three piece white bathroom
- Well Sought After Location, Close to Ramsbottom Town Centre
- Sold With No Onward Chain
- EPC Rating - D
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** STUNNING, PERIOD MID STONE COTTAGE ** THREE BEDROOMS ** A MUST SEE TO APPRECIATE CHARM & CHARACTER ****
SOLD WITH NO ONWARD CHAIN ** JonSimon are delighted to offer for sale this immaculate three-bedroom period mid-stone cottage, ideally located just off Bolton Street and within close proximity of Ramsbottom town centre, in a highly sought-after residential area. The property is beautifully presented throughout and benefits from gas central heating and double glazing. Character features include a striking stone chimney breast with a feature log-burning stove and exposed wooden beams, adding charm and warmth to the home. The accommodation briefly comprises an entrance vestibule, a spacious reception room, and a superb modern dining kitchen. To the first floor are three well-proportioned bedrooms and a contemporary three-piece family bathroom. To the rear of the property is a generous, low-maintenance yard with an outbuilding. The property is offered for sale with no onward chain. Early viewing is highly recommended to fully appreciate the character and quality of this delightful home and is strictly by appointment through our Ramsbottom office.

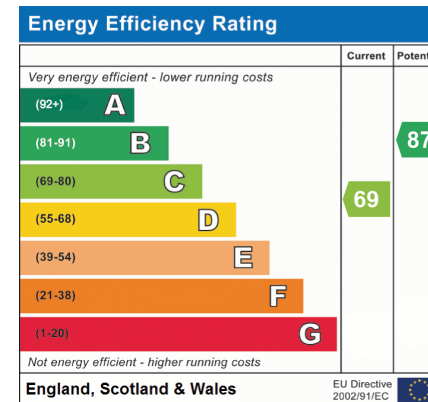
Tenure: Leasehold

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

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 2000Mbps Upload: 2000Mbps

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 B

Tax Band Amount: £1877.99

Room Descriptions

Ground Floor

Vestibule

UPVC double glazed front door and original mosaic tiled floor

Lounge

4.85m(15'11") x 4.35m(14'3") - Feature exposed stone fireplace with wood burning cast iron stove, beams to ceiling, wall lights. UPVC double glazed front window.

Dining Kitchen

4.33m(14'2") x 3.11m(10'2") - Including under stairs storage. Modern kitchen with a range of cream shaker style units incorporating inbuilt oven, gas hob, stainless steel hood, inset ceramic sink unit, integrated fridge, freezer, dishwasher, washing machine, tiled splash backs, tiled floor. UPVC double glazed rear window and back door.

First Floor

Landing

Loft access and ceiling point.

Bedroom One

3.22m(10'7") x 2.93m(9'7") - UPVC double glazed rear window, radiator, fitted wardrobes and units, ceiling point.

Bedroom Two

3.89m(12'9") x 2.28m(7'6") - UPVC double glazed front window, radiator and ceiling point.

Bedroom Three

3.88m(12'9") x 2.03m(6'8") - UPVC double glazed front window, radiator and ceiling point.

Family Bathroom

2.25m(7'5") x 1.34m(4'5") - A modern four piece white suite comprising panelled bath with shower and screen, hand wash basin, w.c., chrome towel radiator, fitted mirror, tiled walls and floor. UPVC double glazed rear window.

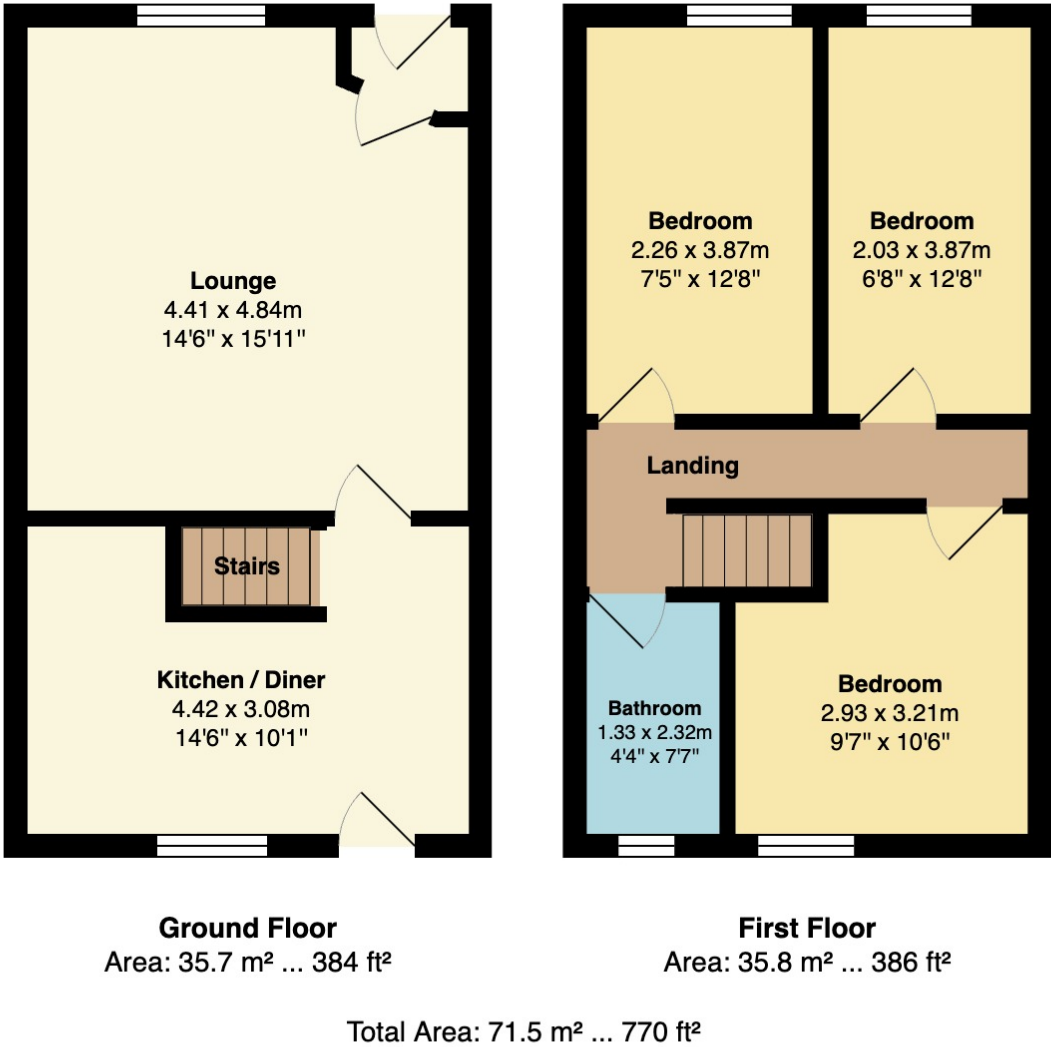
Outside

Yard

Paved patio yard to rear with storage facility.



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.