

£200,000  
Freehold



JON SIMON  
ESTATE AGENTS

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### Features

- Two Bedroom Bay Fronted End Terrace
- Sold with No Onward Chain - Vacant Possession
- Spacious Lounge
- Fitted Dining Kitchen & Utility Room
- Three Piece Family Bathroom
- Gas Central Heating & Double Glazed Throughout
- Enclosed Rear Yard with Out houses
- Cul-De-Sac Location on a Very Popular Close
- Viewing is a must and is strictly by appointment only

## Summary of Property

**\*\* SOLD WITH NO CHAIN \*\* VACANT POSSESSION \*\* CUL-DE-SAC LOCATION \*\* TWO DOUBLE BEDROOMS \*\*** JonSimon are pleased to present to the market this two-double bedroom end-terrace home, offered with no onward chain. The property is in need of modernisation and refurbishment, making it an ideal opportunity for buyers looking to add value. Situated in a sought-after residential area of Ramsbottom, just off Bolton Road West, the accommodation briefly comprises: a vestibule, spacious front lounge with bay window, dining kitchen and utility room. To the first floor there are two generously sized bedrooms and a three piece family bathroom. Externally, the property benefits from on-street parking to the front and a private enclosed yard to the rear with two brick built outhouses. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax

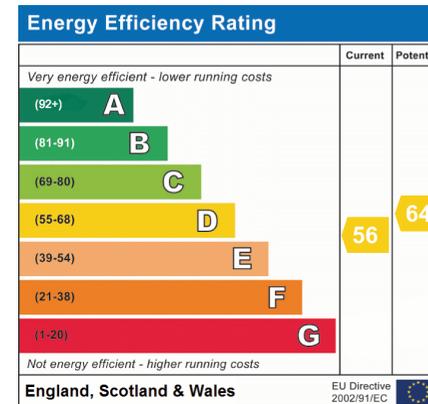
Bury Council: A Annual Amount: £1609.72 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 2000Mbps Upload: 2000Mbps

Mobile Coverage



### Local Authority

Bury Council  
Band A  
Tax Band Amount: £1609.72

## Room Descriptions

### Ground Floor

#### Vestibule

UPVC double glazed front door and ceiling point

#### Lounge

UPVC double glazed bay fronted window, electric fire with fireplace, radiator, meter cupboard, ceiling coving and ceiling point.

#### Dining Kitchen

A range of wall and base units with complimentary work surfaces, single bowl sink unit with drainer, four ring gas hob with electric oven, extractor unit, part tiled of walls, radiator, large storage cupboard, UPVC double glazed rear window and stairs leading to the first floor landing.

#### Utility Room

Plumbed for washing machine and dryer, ceiling point, UPVC double glazed windows and UPVC double glazed back door.

### First Floor

#### Landing

Loft access with pull down ladder and ceiling point.

#### Bedroom One

UPVC double glazed front window, radiator and ceiling point.

#### Bedroom Two

UPVC double glazed rear window, radiator, built-in cupboards, additional cupboard housing the combi boiler and ceiling point.

#### Family Bathroom

A three-piece white suite comprising of a panel bath with mixer taps, electric shower above, low-level WC, wash hand basin, part tiled walls, radiator, storage cupboard, ceiling point and UPVC double glazed rear window.

### Outside

#### Yard

Two brick built out houses and pebble yard.



**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.