
£220,000
Leasehold
FOR SALE
JONSIMON
ESTATE AGENTS

Albert Street, Ramsbottom, Bury, Lancashire BL0 9EL





Features

- Substantial Two Bedroom Stone Terrace
- Highly Regarded Setting Over Looking Ramsbottom Village
- Vestibule & Large Lounge with Fireplace
- Modern Dining Kitchen
- Utility Room Extension
- Gas Central Heated & Double Glazed Windows
- Enclosed Split Rear Yard
- Three Piece Family Bathroom
- Located Within Walking Distance To Ramsbottom Village
- Far-Reaching Views To Front Aspect
- Viewing Highly Recommended And Is Strictly By Appointment Only

Summary of Property

** VIEWS OVER RAMSBOTTOM VILLAGE ** UTILITY ROOM EXTENSION ** MODERN DINING KITCHEN ** MUST SEE! ** Albert Street, Ramsbottom is a beautifully presented and spacious stone built, two bedroom terraced home, situated on this highly regarded street in an elevated position overlooking the town centre. The property boasts a stylish, well-proportioned interior, benefits from gas-fired central heating, PVC double glazing. We feel this home would be an ideal purchase for a young couple, first-time buyer or those looking to downsize. It is conveniently located within walking distance of the bustling and vibrant Ramsbottom village, which offers an excellent range of amenities including bars, cafés, restaurants and leisure facilities. There is also a great selection of local schools, along with superb transport links to Bury, Manchester, Haslingden and beyond. The bright accommodation briefly comprises a vestibule entrance, a spacious living room with feature fireplace, a large modern fitted dining kitchen and a utility room extension. To the first floor are two generous double bedrooms and a three-piece family bathroom. Externally, the property benefits from a well-maintained split-level patio garden with a desirable westerly aspect. Viewing is highly recommended and strictly by appointment only through our Ramsbottom office.

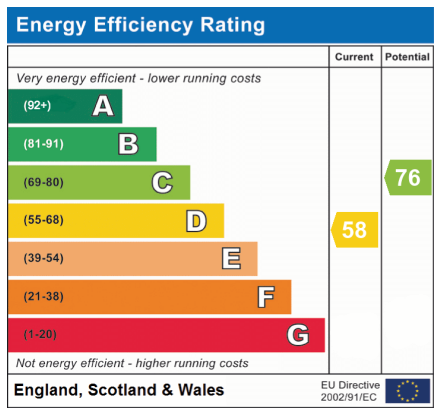
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: B Annual Amount: £1987.34 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 2000Mbps Upload: 2000Mbps

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



Local Authority

Bury Council
Band B
Tax Band Amount: £1987.34

Room Descriptions

Ground Floor

Vestibule
A composite double glazed front door.

Lounge
UPVC double glazed front window, gas coal effect fire with feature surround, TV point, meter cupboard, wall lights and ceiling point.

Dining Kitchen
A modern range of wall and base units with complimentary worksurface, 4 induction hob with extractor unit above, electric oven, integrated dishwasher, fridge and freezer, single bowl sink unit with drainer, under the stairs storage cupboard radiator, wood effect flooring, ceiling point, stairs to the first floor landing and UPVC double glazed rear window.

Utility Room
UPVC double windows and back door, tiled flooring, plumbed for washing machine and wall lights.

First Floor

Landing
Ceiling point.

Bedroom One
UPVC double glazed from window radiator, laminate flooring, radiator, storage cupboard and ceiling point.

Bedroom Two
UPVC double glazed rear window, radiator, laminate flooring, storage cupboard and ceiling point.

Family Bathroom
A three-piece white bathroom comprising of a panel bath with mixer taps, electric shower above, low level WC, wash hand basin, radiator, fully tiled walls, laminate flooring, storage cupboard housing the combi boiler, ceiling point and UPVC double glazed rear window.

Outside

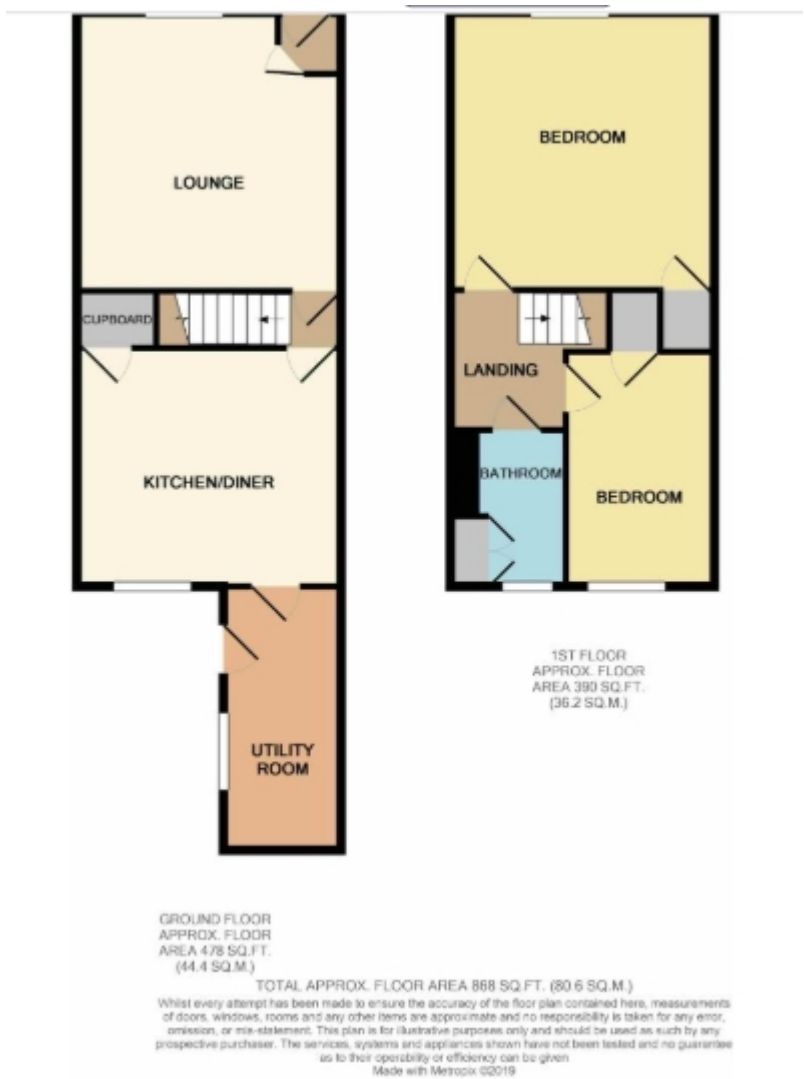
Yard
Enclosed well maintained rear yard with stone paving, stone steps leading to additional paved patio area and gated access to the rear.







Floorplan



General Disclaimer
Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. 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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