

£215,000
Freehold



JON SIMON
ESTATE AGENTS

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Features

- Well Superb, Two Bedroom, Mid Stone Terrace Cottage
- Finished To A High Standard Throughout
- Elevated Front Views
- Spacious Lounge with Feature Fireplace
- Modern Fitted Kitchen with Appliances
- Fully double glazed and gas central heating
- Modern three piece white bathroom
- Well Sought After Location, Close to Ramsbottom Town Centre
- Rear Yard & Stone Outbuilding
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** STUNNING, PERIOD MID STONE COTTAGE ** TWO GOOD SIZED BEDROOMS ** A MUST SEE TO APPRECIATE CHARM & CHARACTER ** BEAUTIFUL KITCHEN ** MUST SEE!! **** JonSimon are delighted to offer for sale this immaculate two-bedroom period mid-stone cottage, ideally positioned to enjoy elevated views over Ramsbottom and within easy walking distance of Ramsbottom town centre, in a highly sought-after residential area. Beautifully presented throughout, the property benefits from gas central heating and double glazing. Character features include a striking feature fireplace, adding charm and warmth to this delightful home. The accommodation briefly comprises an entrance vestibule, a spacious reception room with feature fireplace, and a superb modern fitted kitchen. To the first floor are two well-proportioned bedrooms and a contemporary three-piece family bathroom. Externally, to the rear of the property, there is a generous, low-maintenance yard with a useful stone outbuilding. Early viewing is highly recommended to fully appreciate the character and quality of this superb home. Viewings are strictly by appointment through our Ramsbottom office.

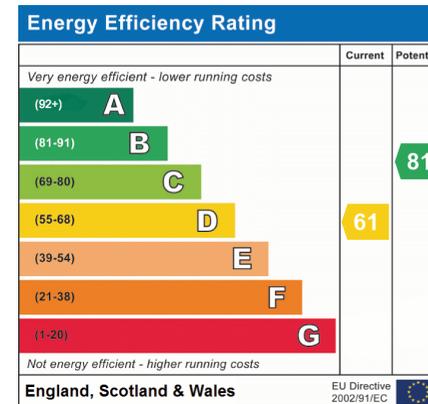
Tenure: Freehold

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



Local Authority

Bury Council
 Band B
 Tax Band Amount: £1877.99

Room Descriptions

Ground Floor

Vestibule

Door to lounge.

Lounge

Double glazed hardwood window to front aspect, radiator, ceiling light point, two wall lights, feature gas fire and feature surround.

Dining Kitchen

A range of modern wall and base units with stainless steel bowl sink and drainer. Gas hob, electric oven and extractor hood. Integrated fridge, Plumbed for washing machine. Double glazed hardwood window to rear aspect. Hardwood door to rear aspect. Radiator, ceiling light point. Under stairs storage cupboard. Tiled flooring.

First Floor

Landing

Ceiling point.

Bedroom One

Hardwood double glazed window to front aspect, radiator, original cast iron fireplace and ceiling light point.

Bedroom Two

Hardwood double glazed window to rear aspect, radiator and ceiling light point.

Family Bathroom

Panelled bath with shower overhead. Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point. Hardwood double glazed window to rear aspect. Over stairs storage cupboard.

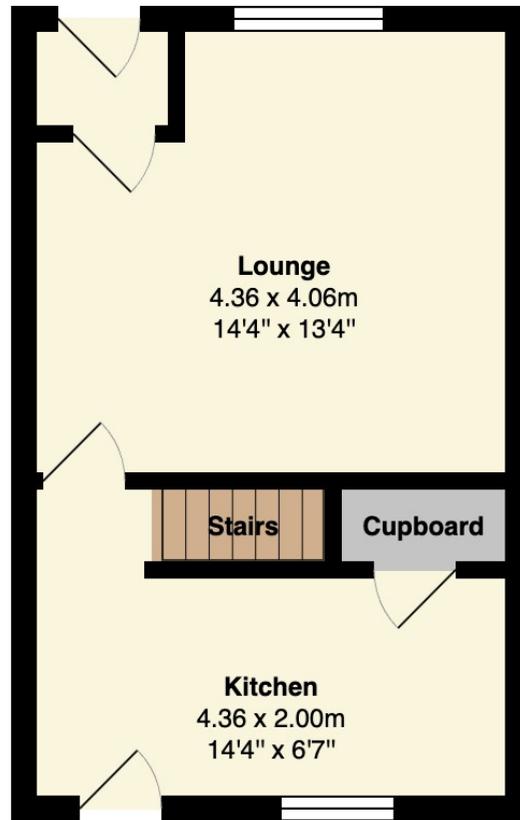
Outside

Rear Yard

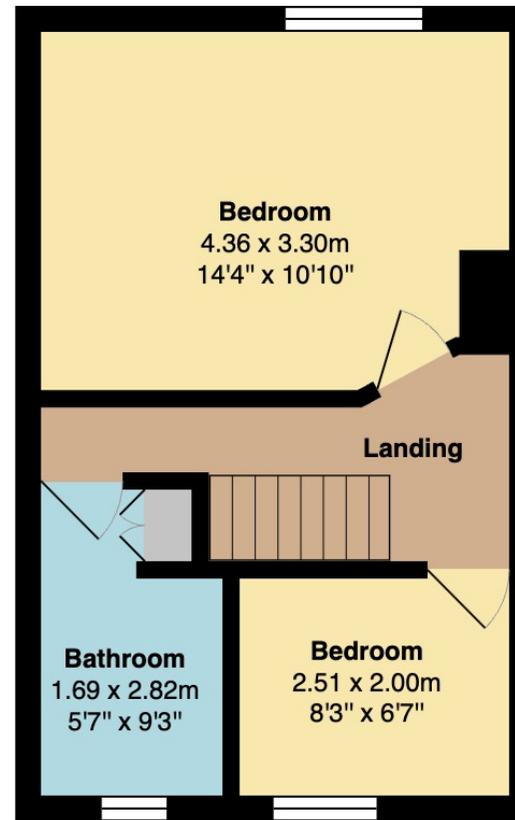
Garden fronted with an enclosed rear paved patio area and cobbled communal courtyard.



Floorplan



Ground Floor
Area: 30.7 m² ... 330 ft²



First Floor
Area: 30.7 m² ... 330 ft²

Total Area: 61.4 m² ... 661 ft²

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.