

£375,000  
Leasehold



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### Features

- An extremely spacious & stunning double fronted stone property
- Entrance vestibule & Utility room
- Two spacious reception rooms with feature fireplaces
- A superb fitted dining kitchen with appliances
- Three generous double bedrooms
- Modern three piece en-suite shower room
- Large four piece family bathroom
- Fully double glazed and gas central heating
- Over sized garage with electric roller door
- Excellent local schooling nearby
- Ramsbottom town centre a stones throw away
- Early viewing a must to appreciate the size and space on offer and is strictly by appointment only

## Summary of Property

**\*\* STUNNING VICTORIAN SEMI DETACHED PROPERTY \*\* FANTASTIC LOCATION \*\* GARAGE WITH ELECTRIC DOOR \*\* THREE DOUBLE BEDROOMS & TWO LARGE RECEPTION ROOMS \*\* MUST SEE PROPERTY \*\*** An exceptionally spacious double-fronted stone property offering well-designed family accommodation in the heart of Ramsbottom village. Immaculately presented and tastefully decorated throughout, this distinctive home enjoys close proximity to all local amenities. The accommodation comprises an entrance vestibule, a generous lounge/dining room featuring a striking stone fireplace and additional log-burning stove, and a separate bright sitting/dining room. There is also a stunning, fully fitted dining kitchen with integrated appliances, complemented by a separate utility room. To the first floor, a large gallery landing leads to three substantial double bedrooms, including a principal bedroom with en-suite shower room, and a spacious four-piece family bathroom. Externally, the property benefits from an oversized garage with an electric roller door to the rear, along with a small patio area accessed via steps. Ideally located within walking distance of Ramsbottom village centre, early internal viewing is highly recommended to fully appreciate the size, character, and original features of this superb family home. Viewings are strictly by appointment through our Ramsbottom office.

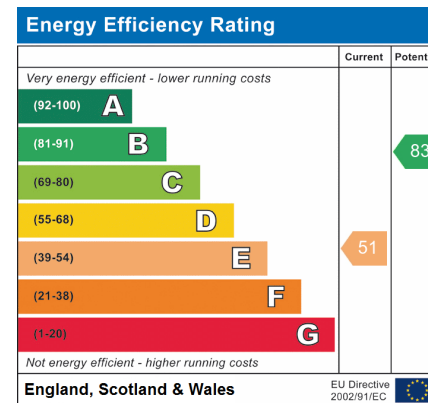
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: C Annual Amount: £2271.24 Approx.

Flood Risk: Very Low

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

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



### Local Authority

Bury Council  
Band C  
Tax Band Amount: £2271.24

## Room Descriptions

### Ground Floor

#### Vestibule

Hardwood front door and ceiling point.

#### Lounge & Dining Room

8.84m max x 5.89m max - An impressive main 'living room' with spacious lounge and dining area, features spindled staircase to upper floor, under stair storage, open grate fire within attractive 'Ingle Nook' stone fireplace, painted wood beams and French door's leading to a platform balcony.

#### Sitting Room

4.01m max x 3.96m max - Large second reception room with direct access to kitchen. Can be used as dining, entertainment space or playroom.

#### Dining Kitchen

5.99m max x 3.71m max - A comprehensive range of fitted base and wall units with top spec stainless steel range cooker, stainless steel hood, breakfast bar, integrated dishwasher and wine cooler and Belfast sink. The kitchen leads off a utility area with plumbing for washing machine and drainer, further storage and the rear door that leads onto small 'balcony' with stone steps to rear of property and access to the integral garage.

### First Floor

#### Landing

5.03m x 2.69m - A spacious gallery landing area with spindled balustrade and high ceilings with access to un-used loft space.

#### Bedroom One

5.11m max x 4.27m max - Large master suite with en-suite bathroom, ample space for storage, windows to two elevations and access to second un-used loft.

#### En-Suite Shower Room

2.24m x 1.63m - Three piece white suite comprising shower cubicle, low level w.c., hand wash basin, tiled floor.

#### Bedroom Two

3.96m x 3.94m max - Front facing window, radiator and ceiling point.

#### Bedroom Three

3.61m x 3.02m - Front facing window, fitted wardrobes, radiator and ceiling point.

#### Family Bathroom

3.86m x 2.49m - Four piece white suite comprising large walk in shower cubicle, corner Jacuzzi bath, Vanity unit, low level w.c., Ceramic tiled walls, heated towel rail and tiled Flooring. Mirror fronted airing cupboard with storage.

#### Outside

#### Garage

3.61m x 3.51m - Access from 'cobbled' street to rear - integral electrically operated garage suitable for small car or excellent storage/workshop. Twin storage facilities.

#### Balcony

Small seating area for table and chairs, stone steps leading to the rear.

Front: Pavement fronted overlooking small green.



# Floorplan

GROUND FLOOR 915 sq. ft.  
( 85.0 sq. m. )



1ST FLOOR 898 sq. ft.  
( 83.5 sq. m. )



TOTAL FLOOR AREA: 1813 sq. ft. ( 168.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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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