

£265,000
Freehold



JON SIMON
ESTATE AGENTS

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Features

- STUNNING THREE BEDROOM STONE END MEWS
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- SUPERB DINING KITCHEN WITH APPLIANCES
- ENTRANCE HALLWAY & LANDING AREA
- SITUATED IN A CUL-DE-SAC LOCATION & COUNTRYSIDE VIEWS
- BEAUTIFUL THREE PIECE FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- ALLOCATED PARKING & WELL KEPT FRONT & REAR GARDENS
- POPULAR & CONVENIENT LOCATION, WALKING DISTANCE TO RAMSBOTTOM CENTRE
- GAS CENTRAL HEATING & FULLY DOUBLE GLAZED
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

Summary of Property

**** STUNNINGLY PRESENTED THREE BEDROOM END MEWS**** ALLOCATED PARKING TO THE FRONT **** SUPERB DINING KITCHEN**
**** MODERN EN-SUITE SHOWER ROOM & FAMILY BATHROOM **** SET IN A QUIET CUL-DE-SAC LOCATION **** JonSimon Estate Agents** are delighted to offer this three-bedroom end mews property, located in the highly sought-after area of Ramsbottom. The home benefits from convenient access to local amenities, transport links, and nearby motorway connections. The property briefly comprises an entrance hallway leading to a spacious living room with a feature fireplace, along with a superb open-plan kitchen/diner. Stairs from the hallway rise to the first floor, where you will find the main bedroom with a modern three-piece en-suite shower room, two additional good sized bedrooms, and a beautifully fitted family bathroom. Externally, the rear of the property features a private enclosed garden with a patio area and lawn, while the front offers allocated parking. Early viewing is highly recommended to fully appreciate the condition and location of this excellent home. Viewings are strictly by appointment only through our Ramsbottom office.

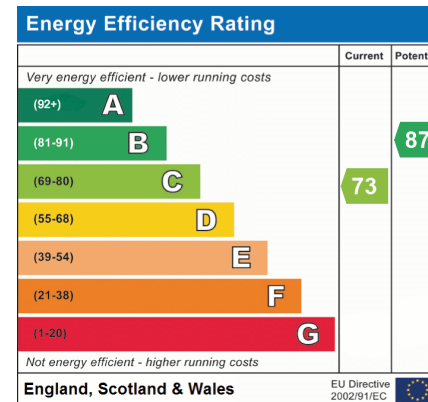
Tenure: Freehold

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

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1000Mbps Upload: 1000Mbps

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



Local Authority

Bury Council
 Band C
 Tax Band Amount: £2271.24

Room Descriptions

Ground Floor

Entrance Hallway

Front facing UPVC entrance door opens into the hallway with power points, ceiling light and stairs ascending to the first floor.

Lounge

With a front facing uPVC double glazed window, centre ceiling light, radiator and power points.

Dining Kitchen

With a rear facing UPVC double glazed window and French doors leading out to rear garden, modern fitted kitchen with a range of wall and base units with contrasting work surfaces and splash back tiles, inset sink and drainer unit, built in electric oven, electric hob with extractor hood above, integrated dishwasher, plumbing for washing machine, laminate flooring, centre ceiling light and radiator.

First Floor

Landing

Centre ceiling light and loft access.

Bedroom One

With a front facing UPVC double glazed window, centre ceiling light, radiator, fitted wardrobes and power points.

En-Suite Shower Room

Modern three piece white suite comprising of a walk-in shgower unit, low level w/c, wash hand basin, radiator, extractor unit, ceiling spot lights, wall mounted mirror, tiled walls and UPVC double glazed side window.

Bedroom Two

With a rear facing UPVC double glazed window, centre ceiling light, radiator and power points.

Bedroom Three

With a rear facing UPVC double glazed window, centre ceiling light, radiator and power points.

Family Bathroom

A stunning suite comprising of fully tiled walls and flooring, with a side facing opaque UPVC double glazed window, fitted with a three piece bathroom suite comprising of panel bath, low level WC and a hand wash basin, ceiling spot lights, towel radiator and extractor fan.

Outside

Gardens & Parking

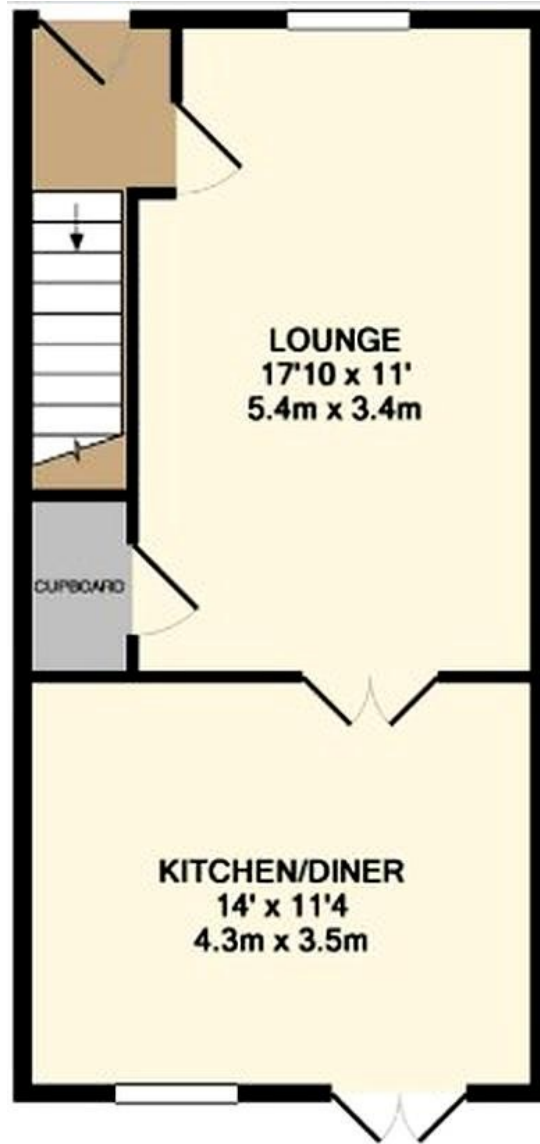
Front: Mainly laid to lawn with plant and shrub borders, pathway leading to the front entrance door.

Rear: An enclosed rear garden, laid to lawn with plant and shrub borders, paved patio area and gated access to the rear.

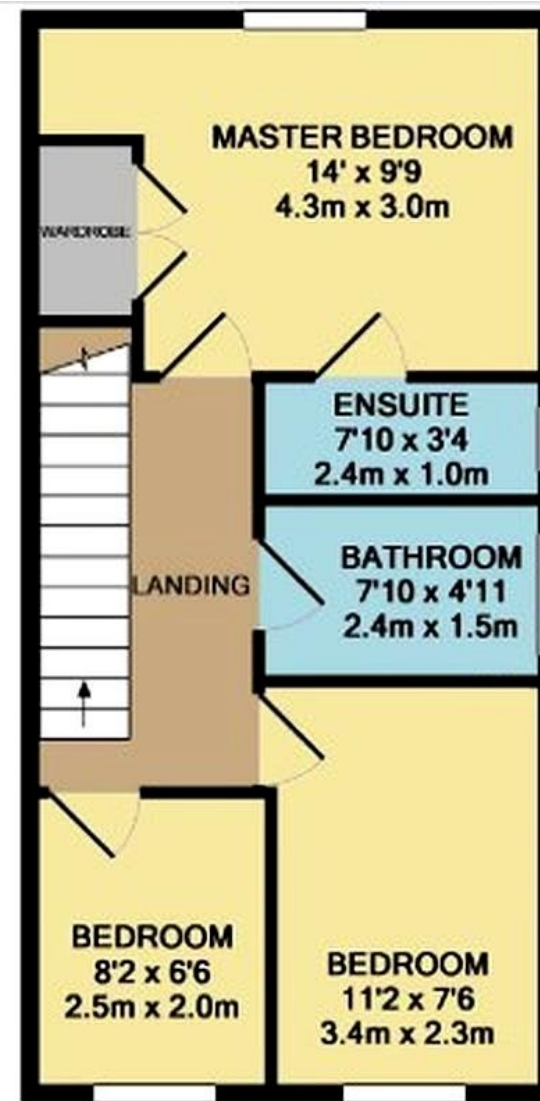
Allocated parking to the front of the house in the parking area.



Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 817 SQ.FT. (75.9 SQ.M.)

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.