

£950  
pcm



JONSIMON  
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### Features

- A Well Presented Two Bedroom Stone Terrace
- Available Immediately
- Spacious Lounge With Electric Wall Mounted Fire
- Brand New Modern Dining Kitchen
- Fully Double Glazed & Gas Central Heating
- Modern Three Piece Bathroom
- Two Generous Bedrooms
- Enclosed Rear Yard
- Close lo local schools, shops and other amenities
- Viewing highly recommended and is strictly by appointment only

## Summary of Property

**\*\* AVAILABLE IMMEDIATELY \*\* A STUNNING, PERIOD MID STONE COTTAGE \*\* TWO BEDROOMS \*\* MODERN NEW KITCHEN/DINER & BATHROOM \*\* A MUST SEE!!! TO APPRECIATE CHARM, SIZE & LOCATION \*\*** JonSimon is pleased to present to the market this beautifully maintained two-bedroom mid-stone period cottage, ideally situated close to Ramsbottom town centre. The property is presented in excellent condition throughout and benefits from gas central heating and double glazing. The accommodation comprises a spacious and well-presented living room with a wall-mounted fire, along with a modern fitted dining kitchen. To the first floor are two generous double bedrooms, with the main bedroom featuring fitted wardrobes, as well as a stylish and contemporary bathroom suite. Externally, the property boasts a low-maintenance rear yard complete with a metal storage shed, providing useful outdoor storage space. To fully appreciate the charm, character, and generous proportions of this lovely home, viewing is highly recommended and is strictly by appointment through our Ramsbottom office.

Deposit: £950.00 Min

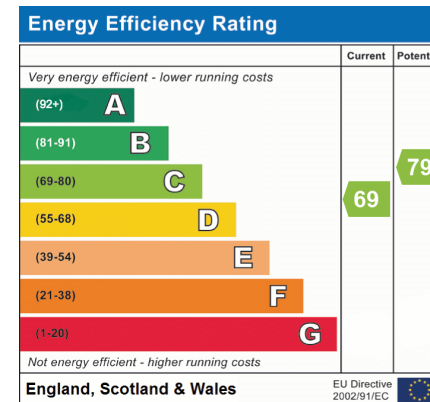
Local Authority/Council Tax

Bury Council: A Annual Amount: £1703.43 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 2000Mbps Upload: 2000Mbps



### Local Authority

Bury Council  
Band A  
Tax Band Amount: £1703.43

## Room Descriptions

### Ground Floor

#### Vestibule

A composite double glazed front door and window.

#### Lounge

UPVC double glazed front window, radiator, electric wall mounted remote control fire, meter cupboards and ceiling point.

#### Dining Kitchen

A modern range of wall and base units with complimentary work surface, four ring electric hob with extractor unit above, electric oven, one and a half bowl sink unit with drainer, Combi boiler, plumbed for washing machine, radiator, ceiling point, ceiling coving, UPVC double glazed rear window and UPVC double glazed back door.

### First Floor

#### Landing

Loft access with pull down ladder, ceiling point and ceiling coving.

#### Bedroom One

UPVC double glazed front window, radiator, fitted wardrobes and units, ceiling coving and ceiling point.

#### Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

#### Bathroom

A modern three-piece white suite comprising of a half size bath with mixer tap and shower head, low level WC, wash hand basin with storage cupboard on underneath, radiator, tiled walls, ceiling spotlights and UPVC double glazed rear window.

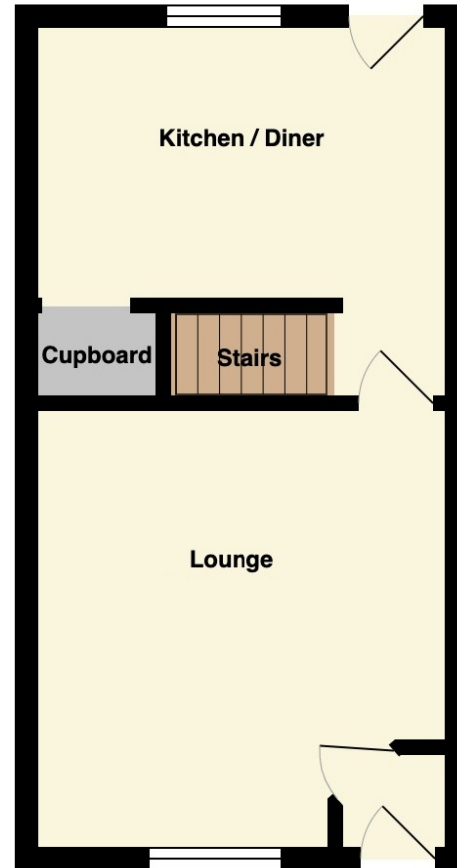
### Outside

#### Yard

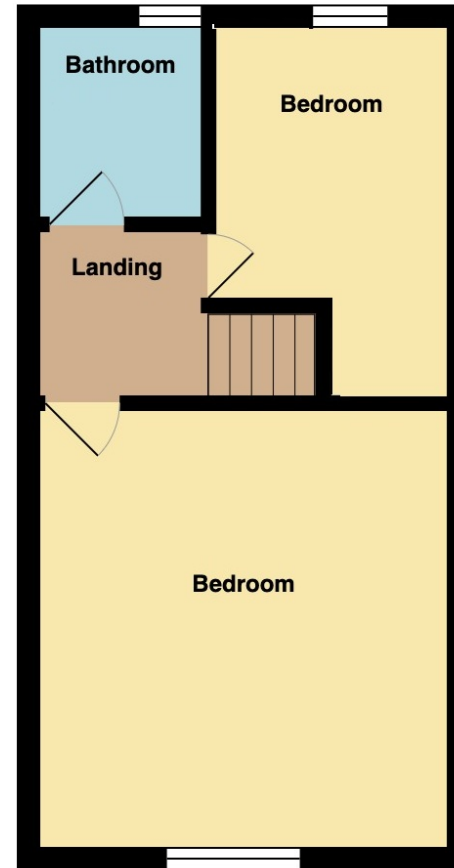
Enclosed paved yard with gated access to the rear. Metal shed.



# Floorplan



**Ground Floor**  
Area: 34.9 m<sup>2</sup> ... 375 ft<sup>2</sup>



**First Floor**  
Area: 34.9 m<sup>2</sup> ... 375 ft<sup>2</sup>

Total Area: 69.7 m<sup>2</sup> ... 750 ft<sup>2</sup>

## 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.