

£240,000
Leasehold



JON SIMON
ESTATE AGENTS

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Features

- Immaculate, Two Double Bedroom Mid Terrace
- Gas Central Heating & Double Glazed Throughout
- Front Porch
- Modern Fitted Three Piece Family Bathroom
- Located In A Well Sought After Area of Ramsbottom
- Close to Local Amenities, Countryside Walks & Parks
- Spacious Lounge with Feature Log Burning Stove
- Separate Dining & Modern Fitted Kitchen
- Recently Re-Plastered and New Staircase Installed
- Beautiful Cottage Style Rear Garden
- A Must See!!! Viewing Highly Recommended To Appreciate Size, Finish & Location

Summary of Property

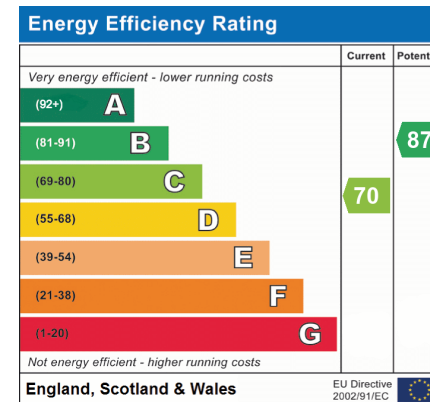
**** IMMACULATE TWO BEDROOM MID TERRACE ** TWO RECEPTIONS WITH FEATURE LOG BURNING STOVE ** LOACTED IN A WELL SOUGHT AFTER AREA ** WELL MAINTAINED REAR GARDEN **** JonSimon Estate Agents are delighted to present this immaculate two-bedroom modern terraced home, ideally located in a highly sought-after area of Ramsbottom. Finished to an exceptional standard throughout, this beautifully maintained property offers stylish and comfortable living. The property has been recently been replastered and a new staircase has been installed. Upon entering, you're welcomed by a front porch leading into a spacious lounge featuring a stunning log-burning stove. The separate dining room boasts French patio doors opening onto the rear garden, while the modern fitted kitchen provides ample storage and functionality. Upstairs, the first floor comprises two generously sized double bedrooms, a modern three-piece family bathroom, and a landing area. Externally, the property benefits from attractive gardens to both the front and rear, including a spacious rear patio ideal for relaxing or entertaining. Located in a prime position, this home offers excellent transport links, with regular bus services to Ramsbottom town centre and convenient access to rail connections for Bury and Manchester. A range of local schools, shops, and restaurants are also within easy reach. A fantastic opportunity to own a beautifully presented home in a desirable Ramsbottom location. Viewing is highly recommended and strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold, Approx. £2 a year

Local Authority/Council Tax: Bury Council: B Annual Amount: £1877.99 Approx.

Flood Risk: Very Low

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



Local Authority

Bury Council

Band B

Tax Band Amount: £1877.99

Room Descriptions

Ground Floor

Front Porch

UPVC double glazed front door and windows, meter cupboard and wall light.

Lounge

UPVC double glazed bay fronted window, feature log burning stove, radiator, ceiling coving, TV point and ceiling point.

Dining Room

UPVC double glazed French patio doors, radiator, storage cupboard, ceiling coving, ceiling point and newly fitted stairs leading to the first floor landing.

Kitchen

A modern fully fitted kitchen with a range of base units and complementary wooden work surfaces, single bowl sink unit with drainer, electric cooker with four ring electric hob, part tiled walls, plumbed for washing machine, radiator, tiled walls, electric meter cupboard, ceiling points, UPVC double glazed side and rear windows.

First Floor

Landing

Loft access and ceiling point.

Bedroom One

UPVC double glazed front window, radiator, original wooden flooring and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator, original wooden flooring, built-in wardrobe and ceiling point.

Family Bathroom

A modern three-piece white suite comprising of a panel bath with mixer tap, shower above, glass shower screen, low level WC, wash hand basin, radiator, part tiled walls, original wooden flooring, ceiling point and UPVC double glazed rear window.

Outside

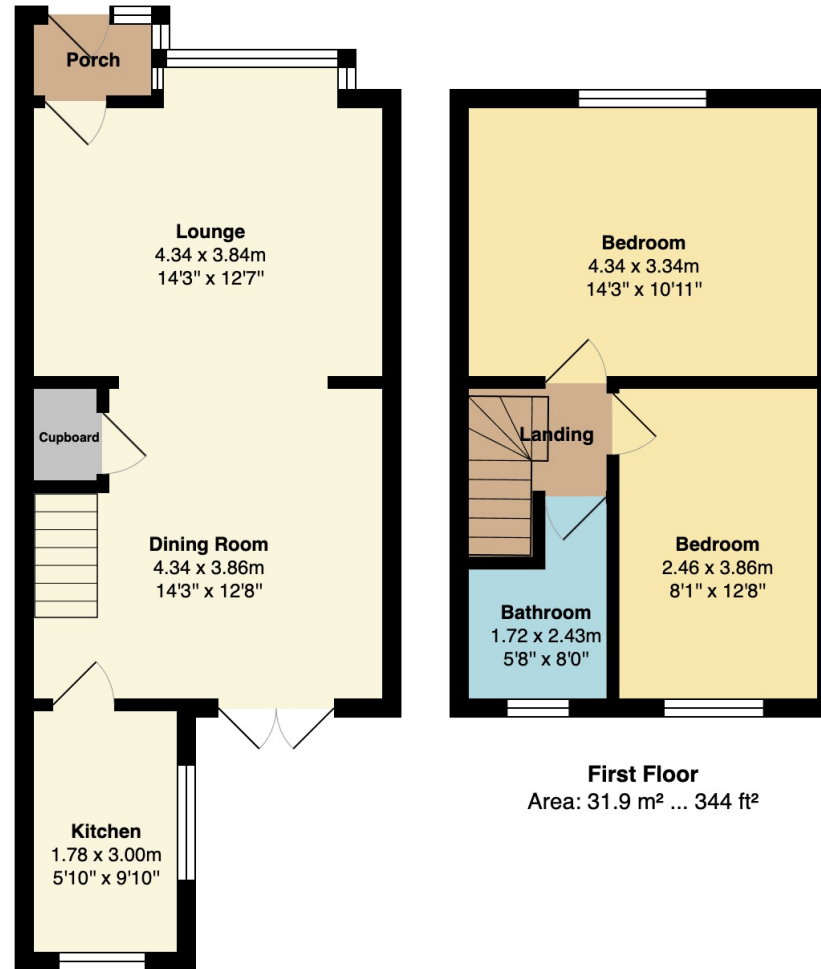
Gardens

Front: Well maintained tiered borders and shrubs. Flagged steps leading up to the front door.

Rear: A large flagged patio area, well-maintained borders and shrubs, fence panel surround, outside water tap and gated excess to the rear.



Floorplan



Ground Floor
Area: 40.2 m² ... 433 ft²

First Floor
Area: 31.9 m² ... 344 ft²

Total Area: 72.2 m² ... 777 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.