

£235,000
Leasehold



JON SIMON
ESTATE AGENTS

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Features

- A Beautiful Three Double Bedroom Plus Loft Room Stone Terrace
- Spacious Lounge with Feature Log Burning Stove
- Modern Dining Kitchen & Utility Room/Porch
- Modern Three Piece Shower Room
- Vestibule
- Loft Conversion Offering Potential for a Fourth Sleeping Area
- Situated a short distance from Holcombe Brook and Ramsbottom centre
- Enclosed Rear Yard & Front Garden
- Gas Central Heated & Double Glazed Windows
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** WELL-PRESENTED & SPACIOUS MID STONE TERRACE ** THREE DOUBLE BEDROOMS PLUS LOFT ROOM ** LOCATED IN A QUIET & SOUGHT-AFTER AREA ** MODERN SHOWER ROOM ** MUST SEE! **** JonSimon Estate Agents are pleased to present this attractive mid-terrace stone property, offering three bedrooms plus a loft room, ideally located between Ramsbottom and Holcombe Brook. Boasting stunning views of Holcombe Hill, the home is within easy walking distance of scenic countryside walks and Ramsbottom town centre. It's an excellent choice for first-time buyers or those looking to downsize, and benefits from UPVC double glazing and gas central heating throughout. The accommodation briefly comprises an entrance vestibule leading into a spacious and inviting lounge, complete with a feature log-burning stove. There is also a fitted dining kitchen with access to a rear porch/utility area. To the first floor, you'll find three generously sized double bedrooms and a contemporary three-piece shower room. Externally, the property features a private, enclosed rear yard with a wooden shed, along with an attractive front garden. Early viewing is strongly advised to appreciate the space and setting on offer, strictly by appointment through our Ramsbottom office.

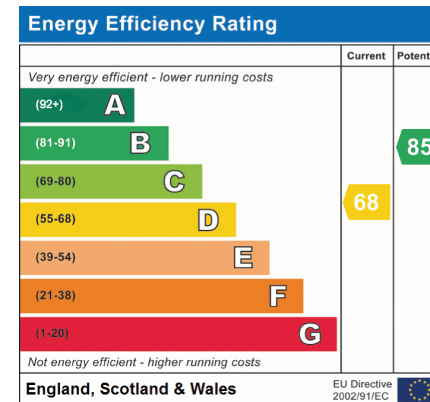
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: B Annual Amount: £1987.34 Approx.

Flood Risk: Very Low

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

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



Local Authority

Bury Council
Band B
Tax Band Amount: £1987.34

Room Descriptions

Ground Floor

Vestibule

A composite double glazed front door ceiling coving and ceiling point.

Lounge

UPVC double glazed front window, feature log burning stove with feature surround, built-in storage cupboards and draws, meter cupboard, TV point, ceiling coving, radiator and ceiling point.

Dining Kitchen

A range of wall and base units with complementary work surface, single bowl sink unit with drainer, part tiled walls, under the stairs storage, electric cooker with four ring electric hob, combi boiler, UPVC double glazed rear windows and stairs leading to the first floor landing.

Utility/Rear Porch

A composite double glazed stable back door, plumbed for washing machine, tiled effect flooring and ceiling point.

First Floor

Landing

Loft access with pull down ladder and ceiling spotlights.

Bedroom One

UPVC double glazed front window, fitted wardrobes, radiator, storage cupboard and ceiling point.

Bedroom Two

Velux window, built in wardrobes, radiator and ceiling point.

Bedroom Three

UPVC double glazed window, radiator and ceiling point.

Shower Room

A modern three-piece white suite comprising of a large walk-in shower unit, low-level WC, wash hand basin, chrome towel radiator, fully tiled walls and flooring, extractor unit, ceiling spotlights and UPVC double glazed rear window.

Second Floor

Loft Room

Velux window, electric wall mounted heater, fitted wardrobes and units, ceiling point.

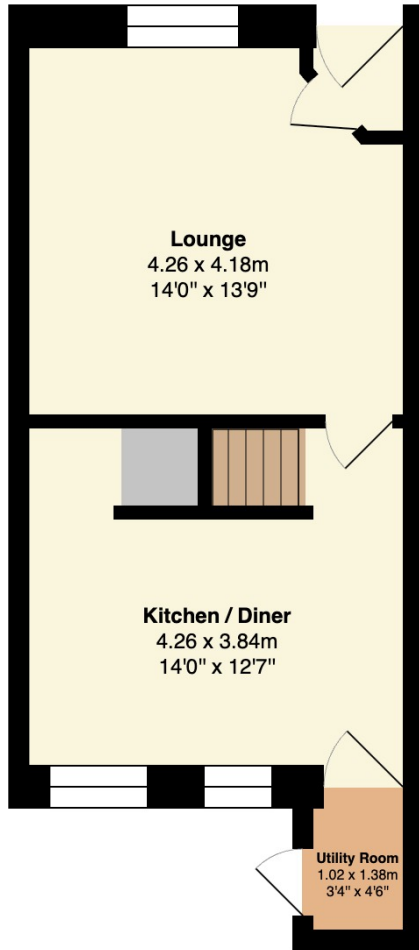
Outside

Yard

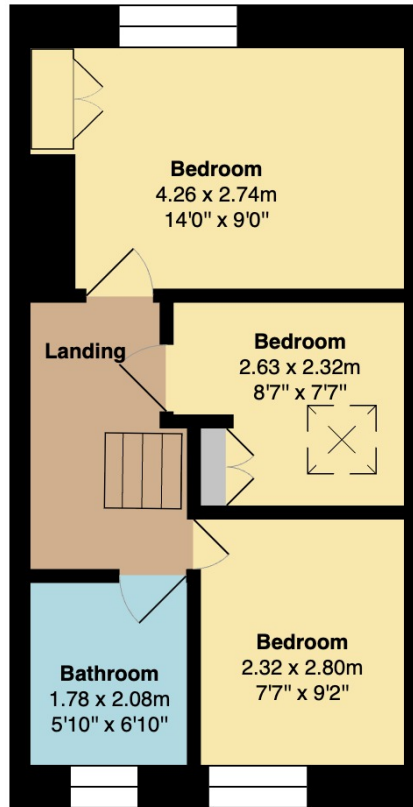
Enclosed rear yard with paved and York Stone flooring, wooden shed, outside water tap and gated access to the rear.



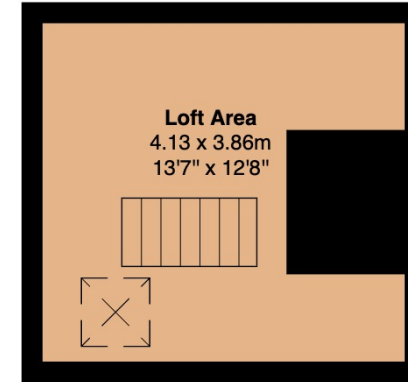
Floorplan



Ground Floor
Area: 36.8 m² ... 396 ft²



First Floor
Area: 34.8 m² ... 375 ft²



Loft Area
Area: 16.0 m² ... 172 ft²

Total Area: 87.6 m² ... 942 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.