

£190,000
Leasehold



JON SIMON
ESTATE AGENTS

JON SIMON
ESTATE AGENTS



Features

- A Well Presented Two Bedroom Stone Terrace
- Vestibule
- Spacious Lounge
- Dining Kitchen
- Fully Double Glazed & Gas Central Heating
- Four Piece Family Bathroom Suite
- Enclosed Rear Yard & Front Garden
- Situated a short distance from Holcombe Brook and Ramsbottom centre
- Conveniently located near Ramsbottom's vibrant selection of shops, cafés, and well-regarded schools
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** WELL PRESENTED GARDEN FRONTED TWO DOUBLE BEDROOM STONE MID TERRACE ON A VERY POPULAR ROAD ** SOUTH FACING REAR YARD ** MODERN FITTED KITCHEN & FOUR PIECE FAMILY BATHROOM SUITE ** MUST SEE! **** Situated on the ever-popular Bolton Road West, ideally positioned between Holcombe Brook and Ramsbottom, this stylishly updated two-bedroom stone mid-terrace blends traditional charm with modern living. Perfect for first-time buyers or those looking to downsize, the property is just a short drive from Ramsbottom's bustling town centre. Internally, the home offers an entrance vestibule leading into a generous reception room featuring an attractive fireplace, along with a contemporary dining kitchen designed for both style and practicality. To the first floor, there are two spacious double bedrooms and a four-piece bathroom suite. The property is conveniently located close to Ramsbottom's excellent range of shops, cafés, and highly regarded schools, while also benefiting from easy access to scenic countryside walks and local parks—ideal for those wanting the best of both town and rural living. Early viewing is strongly advised and available strictly by appointment through our Ramsbottom office.

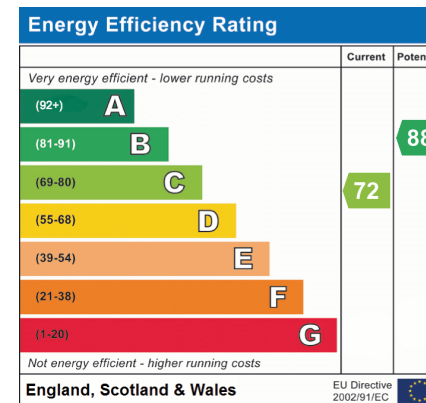
Tenure: Leasehold

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, variable in-home, Vodafone - Good outdoor, variable in-home, Three - Good outdoor, O2 - Good outdoor, variable in-home.



Local Authority

Bury Council
 Band B
 Tax Band Amount: £1987.34

Room Descriptions

Ground Floor

Vestibule

A double glazed composite front door.

Lounge

UPVC double glazed front window, fireplace, wood effect flooring, meter cupboard, ceiling coving and ceiling point.

Dining Kitchen

A range of wall and base units with complimentary works surface, single bowl sink unit with drainer, four ring electric hob with extractor unit above, electric oven, combi boiler, plumbed for washing machine, under the stairs storage cupboard, radiator, extractor unit, ceiling point, UPVC double glazed rear window, composite double glazed back door and stairs leading to the first floor landing.

First Floor

Landing

Loft access with pull down ladder, ceiling point and extractor unit.

Bedroom One

UPVC double glazed front window, radiator and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

Family Bathroom

A four piece white suite comprising of a shower unit, panel bath with mixer taps, low level WC, wash hand basin, part tiled walls, extractor fan and ceiling point.

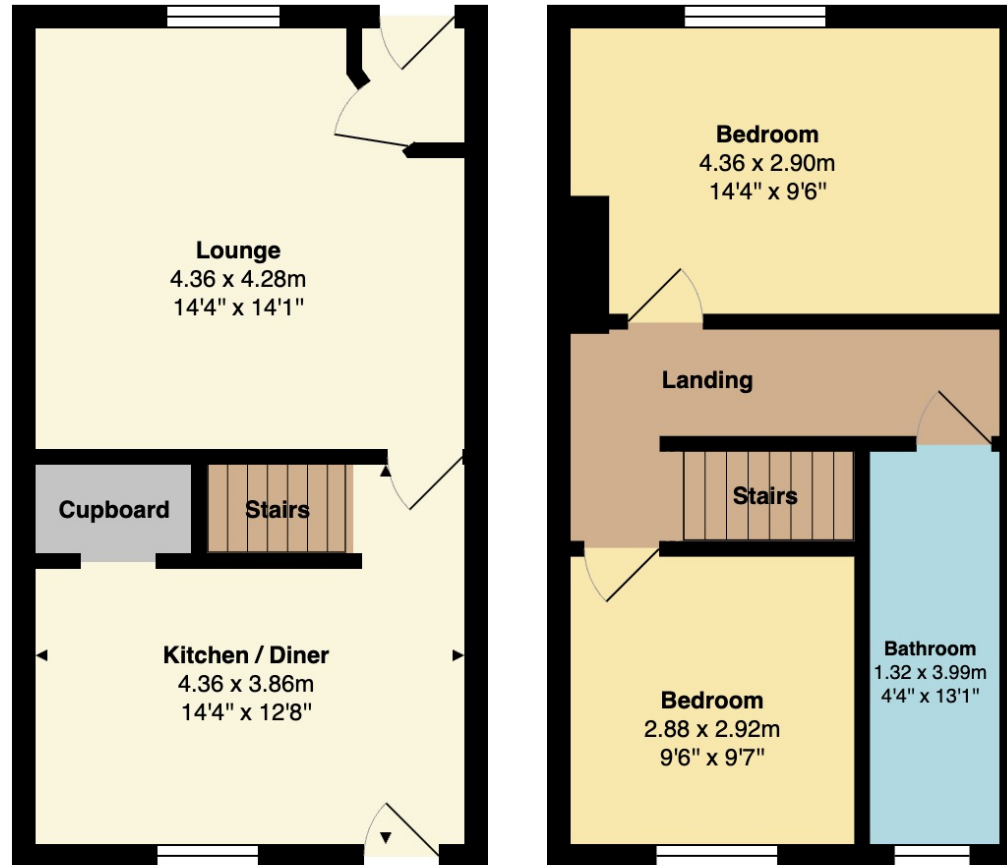
Outside

Yard

A enclosed paved rear yard with outside water tap and gated access to the rear.



Floorplan



Ground Floor
Area: 36.2 m² ... 390 ft²

First Floor
Area: 36.2 m² ... 390 ft²

Total Area: 72.4 m² ... 779 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.

28, Bolton Road West, Ramsbottom, Bury, BL0 9ND 01706 489 966 ramsbottom@jonsimon.co.uk