

£850  
pcm



JON SIMON  
TO LET

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ESTATE AGENTS

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### Features

- A Beautifully Modernised Two Bedroom Stone Cottage
- Available Immediately
- Modern Fitted Dining Kitchen
- Spacious Lounge
- Modern three Piece Shower Room
- Fully Double Glazed and Gas Central Heating
- Enclosed Rear yard
- New Carpets
- Close to Fairfield Hospital
- Viewing is highly recommended on this excellent property and is strictly by appointment only

## Summary of Property

**\*\* AVAILABLE IMMEDIATELY \*\*** Newly refurbished two bedroom mid-stone terrace cottage, must be viewed to appreciate the quality and design. The property is ideally situated being close to Fairfield Hospital with excellent access to both Bury and Rochdale town centres, local schools, amenities and transport links. This bright and airy cottage benefits from gas fired central heating and is double glazed throughout. Internally there is a lounge, newly fitted kitchen with dining area. To the first floor there is a double bedroom, single bedroom and newly installed shower room. To the outside there is a small rear garden which is low maintenance. Viewing is highly recommended and strictly by appointment only via our Ramsbottom Office.

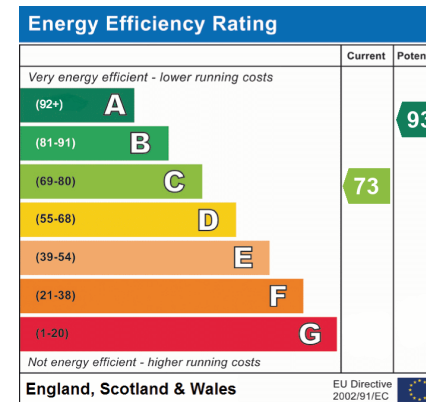
Deposit: £850.00

Local Authority/Council Tax: Bury Council: A Annual Amount:£1703.43 Approx.

Flood Risk: Very Low

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

Mobile Coverage: EE - Limited, Vodafone - Limited, Three - Likely, O2 - Likely



### Local Authority

Bury Council  
 Band A  
 Tax Band Amount: £1703.43

## Room Descriptions

### Ground Floor

#### Lounge

UPVC double glazed front window and door, radiator, meter cupboards, ceiling point and stairs leading to the first floor landing.

#### Dining Kitchen

A modern range of wall and base units with complimentary worksurface, four ring electric hob with extractor unit above, electric oven, single bowl sink unit with drainer, plumbed for washing machine, radiator, combi boiler, ceiling point, UPVC double glazed rear window and timber back door.

### First Floor

#### Landing

Ceiling point.

#### Bedroom One

UPVC double glazed front window, radiator and ceiling point.

#### Bedroom Two

UPVC double glazed rear window, radiator, loft access and ceiling point.

#### Shower Room

A modern three-piece white suite comprising of a walk-in shower unit, low level WC, wash hand basin, chrome towel radiator, extractor unit and ceiling point.

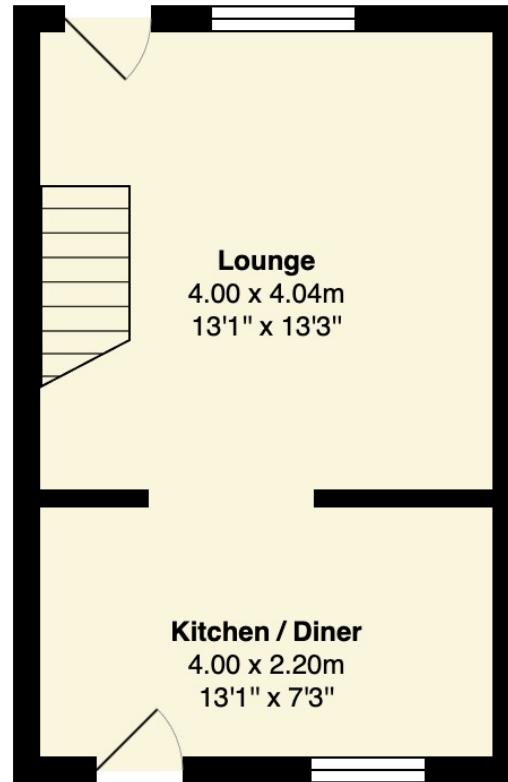
### Outside

#### Garden

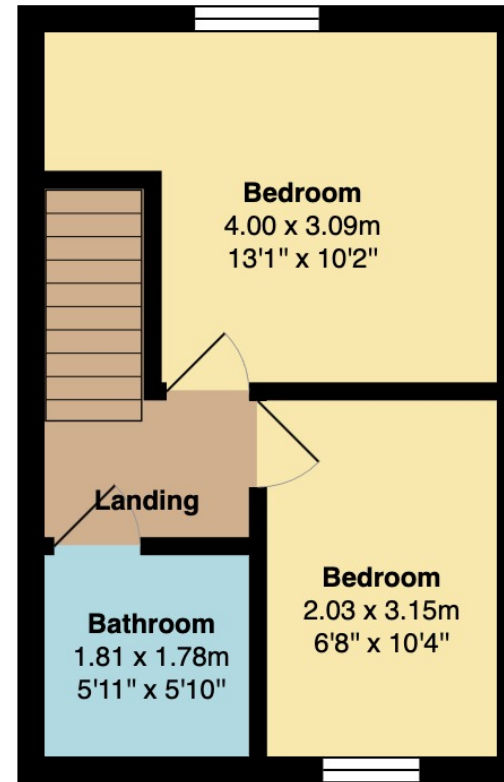
Patio area, outside water tap, borders and shrubs and gated access to the rear.



## Floorplan



**Ground Floor**  
Area: 25.6 m<sup>2</sup> ... 276 ft<sup>2</sup>



**First Floor**  
Area: 25.6 m<sup>2</sup> ... 276 ft<sup>2</sup>

Total Area: 51.2 m<sup>2</sup> ... 551 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.