

£217,000  
Leasehold



JON SIMON  
ESTATE AGENTS

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### Features

- Well Presented Two Bedroom Plus Loft Room End Terrace
- Vestibule & Spacious Lounge with Feature Fireplace
- Fitted Kitchen/Diner & Utility Room/Rear Porch
- Set Over Three Floors
- Well Sought After Location, Close to Ramsbottom Town Centre
- Modern Three Piece Bathroom Suite
- Fully Double Glazed and Gas Central Heating
- Sold With No Onward Chain & Vacant Possession
- Low maintenance rear yard ideal for sitting out on sunny days.
- Situated on a popular street and is within walking distance to Ramsbottom village
- Viewing is an absolute must as interest is due to be high and is strictly by appointment

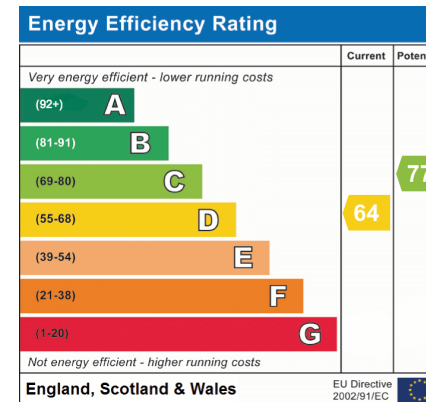
### Summary of Property

**\*\* WELL PRESENTED TWO BEDROOM PLUS LOFT ROOM MID STONE TERRACE \*\* WELL SOUGHT AFTER LOCATION \*\* PERFECT FOR FIRST TIME BUYERS \*\* NO CHAIN \*\*** JonSimon is delighted to present this immaculate two-bedroom mid-terraced property with an additional loft room, ideally located near Ramsbottom town centre. Just over half a mile from the town, this beautifully maintained stone terrace offers stunning rear views of Holcombe Hill. The property features gas central heating and double glazing throughout and is surrounded by charming walks to Holcombe Tower and nearby parks. Inside, the home briefly comprises a welcoming vestibule, a spacious living room with a feature fireplace, stairs to the first floor, and a large kitchen/diner. The first floor offers two well-sized bedrooms, a family bathroom with a four-piece suite, and a staircase leading to an impressive loft conversion, which can be used as an additional sleeping area. Outside, the rear yard is paved with Indian stone, complemented by an additional garden area that could be used for off-road parking or as extra garden space. This property is a must-see! Viewing is essential to appreciate its size and location, 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



### Local Authority

Bury Council

Band B

Tax Band Amount: £1987.34

## Room Descriptions

### Ground Floor

#### Vestibule

Front door, storage cupboard housing the meters ceiling coving, laminate flooring and ceiling point.

#### Lounge

UPVC double glazed front window, radiator, insect fireplace with lighting, ceiling coving and ceiling point.

#### Dining Kitchen

Range of wall and base units with complimentary works surface, 1 1/2 bowl sink unit with drainer and mixer tap, electric cooker with five ring gas hob, extractor unit above, integrated dishwasher, fridge and freezer, breakfast bar, radiator, part tiled walls, tiled flooring, ceiling coving, ceiling point, stable back door and UPVC double glazed window.

#### Utility Room

Combi boiler, tiled flooring, single glazed windows and door.

### First Floor

#### Landing

Ceiling point, ceiling coving and stairs leading to the loft room.

#### Bedroom One

UPVC double glazed front window, radiator, original wooden flooring, storage under the stairs, ceiling coving, ceiling spotlights and ceiling point

#### Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

#### Family Bathroom

A modern three-piece white suite comprising of a panel bath with mixer taps, shower above, glass shower screen, low level WC, wash hand basin with storage covered underneath, chrome towel radiator, fully tiled walls, ceiling spotlights and UPVC double glazed rear window.

### Second Floor

#### Loft Room

Double glazed Velux window, power points and ceiling points..

### Outside

#### Yard

Paved and enclosed rear yard, Astroturf patio area, outside water tap, south facing rear yard, wooden shed, gated access to the side.



**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.