

£350,000
Freehold



JONSIMON
ESTATE AGENTS

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Features

- A superb two bedroom plus loft room stone cottage
- Stunning panoramic views of surrounding countryside
- Sold with no onward chain
- Spacious lounge with feature log burning stove
- Modern fitted dining kitchen with appliances
- Modern three piece family bathroom suite
- Fully double glazed and gas central heating
- Well maintained front and rear gardens with patio area
- Close to all local amenities and excellent road links to Bury town centre & Ramsbottom Village
- Views of Holcombe Hill & Peel Tower
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** SOLD WITH NO ONWARD CHAIN ** STUNNING PANORAMIC FRONT VIEWS ** FEATURE LOG BURNING STOVE ** A QUIET & WELL SOUGHT AFTER LOCATION ** MUST SEE! **** Ash Cottage is a charming two-bedroom stone-built home situated in the picturesque village of Holcombe, close to Ramsbottom and its excellent range of amenities. Beautifully presented throughout, the cottage has been recently renovated to a high standard and is offered for sale with vacant possession and no onward chain, making it ideal for buyers looking for a smooth and speedy purchase. The property benefits from a range of attractive features including integrated kitchen appliances, gas central heating, UPVC double glazing, a feature wood-burning stove, stunning panoramic views across the surrounding countryside, and a delightful cottage-style rear garden with a decked patio area. In brief, the accommodation comprises an entrance vestibule, spacious living room, and a modern breakfast kitchen to the ground floor. To the first floor are two generously sized bedrooms and a contemporary three-piece family bathroom with shower. The loft has been partly converted, offering flexible additional space suitable for a variety of uses. Early viewing is highly recommended and strictly by appointment only through our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax: Bury Council: C Annual Amount: £2271.24 Approx.

Flood Risk: Very Low

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

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

Local Authority

Bury Council
Band C

Tax Band Amount: £2271.24

Room Descriptions

Ground Floor

Vestibule

Lounge

Dining Kitchen

First Floor

Landing

Bedroom One

Bedroom Two

Family Bathroom

Second Floor

Loft Room

Outside

Gardens



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.