

£260,000
Leasehold



JONSIMON

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ESTATE AGENTS



Features

- STUNNING THREE BEDROOM MID TOWN HOUSE
- ENTRANCE HALLWAY, GUEST WC & LANDING AREA
- SPACIOUS LOUNGE & CONSERVATORY
- SUPERB DINING KITCHEN WITH APPLIANCES
- SITUATED IN A CUL-DE-SAC LOCATION
- BEAUTIFUL THREE PIECE FAMILY BATHROOM
- DRIVEWAY & WELL KEPT FRONT & REAR GARDENS WITH PATIO AREA
- POPULAR & CONVENIENT LOCATION, WALKING DISTANCE TO RAMSBOTTOM CENTRE
- SOLD WITH NO ONWARD CHAIN
- GAS CENTRAL HEATING & FULLY DOUBLE GLAZED
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

Summary of Property

**** BEAUTIFULLY PRESENTED MODERN THREE BEDROOM MID TOWN HOUSE ** SET IN A QUIET CUL-DE-SAC LOCATION ** MODERN DINING KITCHEN & FAMILY BATHROOM ** DRIVEWAY & WELL MAINTAINED REAR GARDEN ** MUST SEE!! **** JonSimon Estate Agents are delighted to present this beautiful three-bedroom townhouse, offered for sale with no onward chain, situated on a highly sought-after estate in Ramsbottom. Tucked away in a peaceful cul-de-sac, this immaculate home is ideal for first-time buyers or those looking to downsize. The property briefly comprises an entrance hallway, modern guest WC, spacious lounge, dining room, contemporary fully fitted kitchen, large conservatory, three generously sized bedrooms, and a stylish family bathroom. Externally, the property benefits from a large rear garden with two patio areas, perfect for families and entertaining guests. Conveniently located within walking distance of Ramsbottom's popular bars and restaurants, the property also falls within the catchment area for well-regarded local schools. Early viewing is highly recommended to fully appreciate the quality and finish of this superb home. Viewings are strictly by appointment only through the Ramsbottom office.

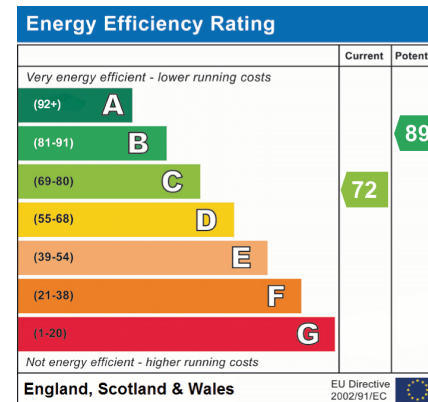
Tenure: Leasehold - £70 a year

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

Flood Risk: Very Low

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

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



Local Authority

Bury Council
 Band C
 Tax Band Amount: £2271.24

Room Descriptions

Ground Floor

Entrance Hallway

A composite double glazed front door, laminate flooring, meter cupboard, ceiling point and stairs leading to the first floor landing.

Guest WC

A modern two-piece white suite comprising of a low level w/c, wash hand basin, radiator, laminate flooring, part tiled walls, ceiling point and UPVC double glazed front window.

Lounge

UPVC double glazed front window, radiator, storage cupboard, laminate flooring and ceiling point.

Dining Kitchen

A modern range of wall and base units with complementary work surface, 1 1/2 bowl sink unit with drainer, four ring electric hob with extractor unit above, electric oven, integrated microwave, plumbed for washing machine, laminate flooring, ceiling spotlights, radiator ceiling point, UPVC double glazed rear window and UPVC double glazed French patio doors.

Conservatory

UPVC double glazed French patio doors and windows, laminate flooring, radiator and ceiling spotlights.

First Floor

Landing

Loft access , radiator and ceiling point.

Bedroom One

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

Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

Bedroom Three

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

Family Bathroom

A modern three-piece white suite comprising of a panel bath with mixer tap, shower above, low level WC, wash hand basin, radiator, fully tiled walls, ceiling point, extractor unit and UPVC double glazed rear window.

Outside

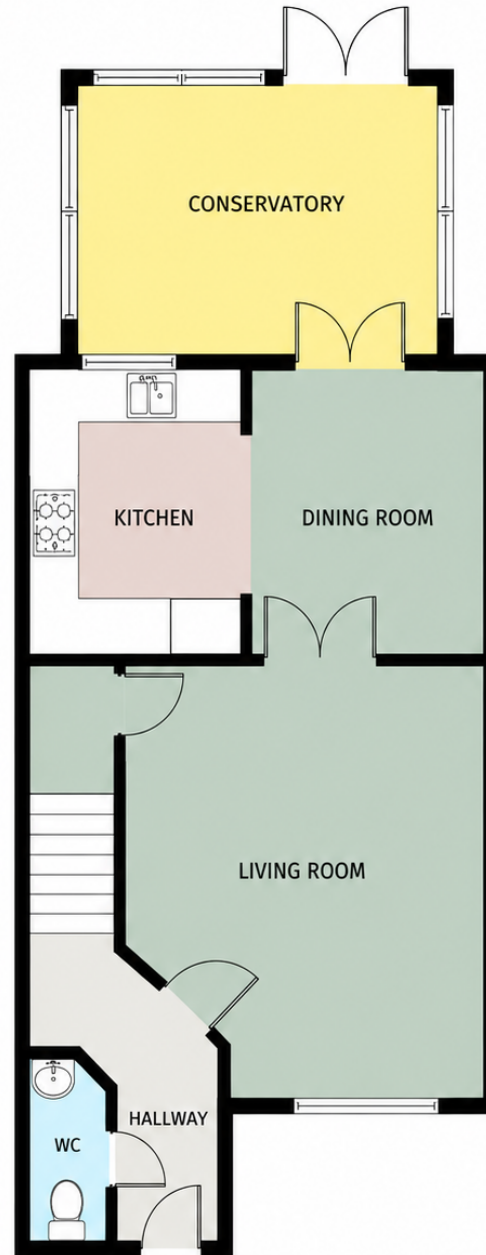
Gardens & Parking

Front: Tarmac driveway for off road parking, borders and shrubs.

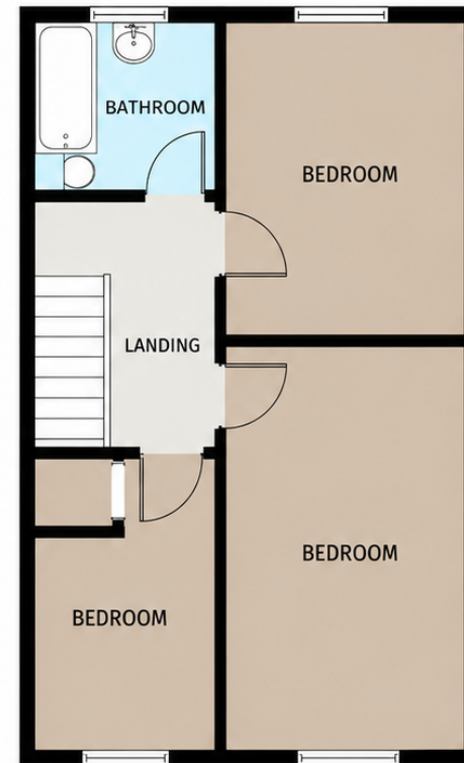
Rear: Paved patio area leading down to an additional paved area, large wooden shed, well maintained lawn area, with barked borders, fence panels surround and gate excess to the rear.



Floorplan



GROUND FLOOR



FIRST FLOOR

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.