

£240,000
Freehold



JONSIMON
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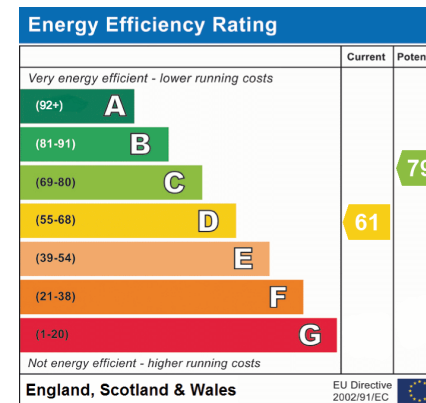
Features

- Fantastic Two Bedroom Mid Stone Terrace
- Spacious Lounge with Feature Fireplace & Separate Dining Room
- Contemporary Fitted Kitchen Extension With Appliances
- Modern Three Piece Shower Room
- Two Double Bedrooms
- Well Sought After Location, Close to Ramsbottom Town Centre
- Gas Central Heated & Double Glazed Windows
- Vestibule & Freehold Property
- Beautiful Rear Yard
- Quiet Road Just Off Bolton Street
- Viewing is Highly Recommended on this Excellent Property and is Strictly By Appointment Only

Summary of Property

**** A SUPERBLY PRESENTED AND SPACIOUS TWO DOUBLE BEDROOM STONE BUILT MID TERRACE HOUSE ** TWO LARGE RECEPTION ROOMS ** MODERN THREE PIECE FAMILY SHOWER ROOM & KITCHEN **** JonSimon Estate Agents are delighted to present this charming and well-presented two double bedroom stone-built mid-terrace property, ideally situated in a highly desirable location just over half a mile from the vibrant centre of Ramsbottom. Within easy walking distance of an excellent range of independent shops, cafés, restaurants, bars, and everyday amenities, the property also enjoys convenient access to beautiful countryside walks, including the renowned Holcombe Tower, local parks, and surrounding green spaces. The home benefits from gas central heating and double glazing throughout, providing comfortable and energy-efficient accommodation that is perfectly suited to first-time buyers, young families, or those looking to enjoy the convenience of town-centre living whilst remaining close to open countryside. Upon entering the property, you are welcomed by an entrance vestibule leading into a spacious and inviting living room, where a striking feature fireplace creates a warm and attractive focal point. The generous open-plan dining room provides ample space for family dining, entertaining guests, or everyday living, offering a versatile and sociable environment. To the rear of the property is a large extended contemporary kitchen, thoughtfully designed with an excellent range of units, generous worktop space, and ample storage, making it both practical and stylish for modern living. The first floor comprises two well-proportioned double bedrooms, each offering comfortable accommodation and plenty of natural light. Completing the accommodation is a modern family shower room fitted with a sleek three-piece suite and contemporary finishes. Externally, the property benefits from a private, sunny rear yard designed for low-maintenance enjoyment. The outdoor space is attractively finished with tiled paving, creating an ideal setting for relaxing, al fresco dining, or socialising with family and friends during the warmer months. Combining generous living space, character features, and a superb location close to both Ramsbottom town centre and the surrounding countryside, this attractive home presents an excellent opportunity for a wide range of purchasers. Early viewing is highly recommended to fully appreciate the accommodation, setting, and lifestyle on offer.

Tenure: Freehold



Local Authority

Bury Council
Band B
Tax Band Amount: £1987.34

Room Descriptions

Ground Floor

Vestibule

Front door window and ceiling point.

Lounge

UPVC double glazed front window, feature gas stove with inset fireplace, Amtico flooring, radiator, wall lights and ceiling point.

Dining Room

Amtico flooring, modern base units with complementary work surface, wine fridge, radiator, under the stairs storage cupboard, built-in shells and LED lighting, ceiling point and stairs into the first floor landing.

Kitchen

A modern range of wall and base units with complimentary work surface, four ring induction hob, electric oven, integrated combi microwave, fridge, freezer, dishwasher and washing machine, single bowl sink unit with mixer tap, under the unit lighting, ceiling spotlights, UPVC double glazed rear window and stable back door.

First Floor

Landing

Loft access with pull down ladder and ceiling point.

Bedroom One

Two UPVC double glazed front windows, radiator, and ceiling spotlights.

Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

Shower Room

A modern three-piece suite comprising of a large walk-in shower unit, low-level WC, wash hand basin with mixer tap, storage drawers underneath, part-tiled walls, tiled flooring, radiator, ceiling spotlights and double glazed rear window.

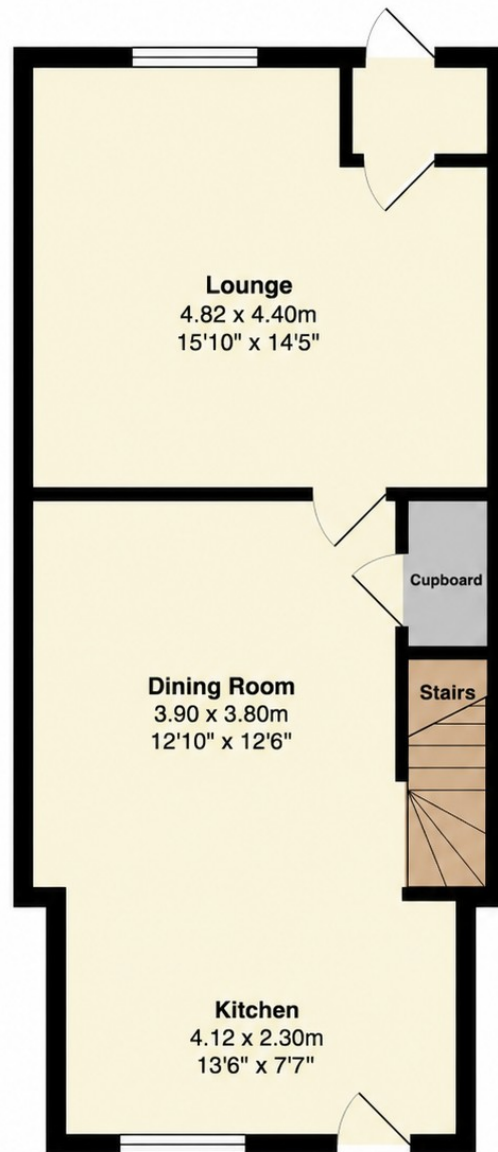
Outside

Yard

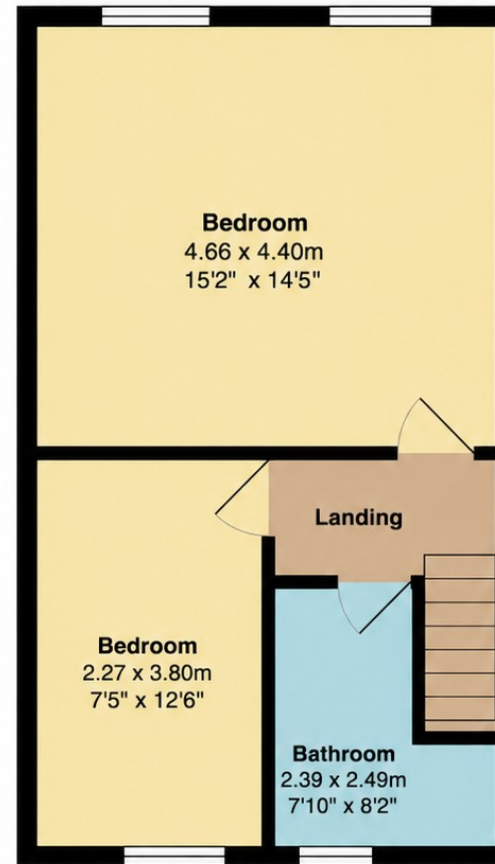
Beautiful paved yard with borders and shrubs, outside water tap, power points and gated access to the rear.



Floorplan



Ground Floor
Area: 50.4 m² ... 543 ft²



First Floor
Area: 40.3 m² ... 434 ft²

Total Area: 109.8 m² ... 1182 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.