

£250,000
Leasehold



JON SIMON
ESTATE AGENTS



Features

- A stunning three bedroom mid stone terrace property
- Entrance Porch & Hallway
- Spacious Lounge with storage cupboard
- Brand New Fitted Dining Kitchen with Appliances
- Brand New Three Piece White Family Bathroom
- Large Double Driveway To The Rear
- New Carpets, Boiler & Rewired
- Beautiful Astro Turf garden to the rear
- Walking distance from both local Primary & Secondary schools
- Vacant Possession, Sold With No Onward Chain
- Viewing highly recommended and is strictly by appointment only

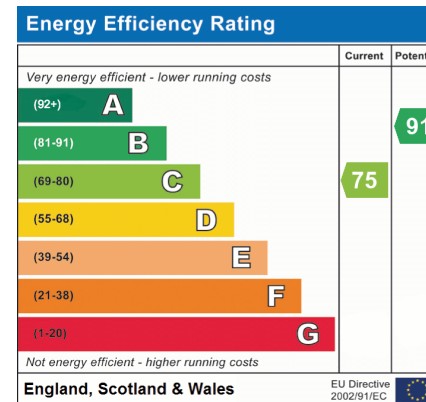
Summary of Property

**** STUNNING INTERIOR ** LARGE DRIVEWAY FOR 2 VEHICLES ** BRAND NEW CONTEMPORARY DINING KITCHEN ** THREE BEDROOMS ** BRAND NEW FAMILY BATHROOM ** NO CHAIN ** MUST SEE! **** Nuttall Lane, Ramsbottom is an exceptionally well-presented three-bedroom stone-built mid-terrace property, finished to a high standard throughout and offering stylish, contemporary accommodation ideally suited to a range of buyers. Situated on this highly sought-after residential street, the property enjoys a convenient location within easy walking distance of Ramsbottom town centre, with its excellent selection of shops, cafés, restaurants and local amenities, while also benefiting from excellent transport links and easy access to the motorway network. The property has been significantly improved by the current owners and benefits from recently installed uPVC double glazing and a modern gas-fired central heating system, ensuring comfort and energy efficiency throughout. The accommodation briefly comprises an entrance porch leading into a welcoming hallway, a bright and spacious living room, and a stunning open-plan dining kitchen fitted with a range of modern units and integrated appliances, creating an ideal space for both everyday living and entertaining. To the first floor, there are two generously proportioned double bedrooms, a well-sized single bedroom suitable for use as a child's room, guest room or home office, and a beautifully appointed three-piece family bathroom finished to an excellent standard. Externally, the property features an attractive garden forecourt to the front and a private, enclosed rear yard with low-maintenance artificial lawn, providing an ideal outdoor seating and entertaining area. A particularly rare and valuable feature is the pebble driveway to the rear, offering off-road parking for up to two vehicles. Properties of this quality and location are rare to come by, and early viewing is highly recommended to fully appreciate the standard of accommodation on offer. Viewings are 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

Porch

Composite double glazed front door, UPVC front window, radiator and ceiling spotlights.

Hallway

Ceiling spotlights and stairs leading to the first floor landing.

Lounge

UPVC double glazed front window, radiator, meter cupboard, large storage cupboard with lighting and ceiling point.

Dining Kitchen

A brand-new contemporary fitted kitchen with a wide range of wall and base units with complimentary work surface, single bowl sink unit with mixer tap, four ring electric hob with extractor unit above, integrated fridge, freezer, microwave, dishwasher and electric oven. Plumbed for washing machine, Combi boiler, radiator, under unit lighting, ceiling spotlights, UPVC double rear window and composite double glazed back door.

First Floor

Landing

Ceiling spotlights and loft access.

Bedroom One

UPVC double glazed rear window, radiator and ceiling spotlights.

Bedroom Two

UPVC double glazed front window, radiator and ceiling point.

Bedroom Three

UPVC double glazed front window, radiator and ceiling point.

Family Bathroom

A modern brand-new three-piece white suite composing of a panel bath with mixer tap, shower above, glass shower screen, low-level WC, wash hand basin with storage drawers underneath, electric wall mounted mirror, radiator, extractor unit, ceiling spotlights and UPVC double glazed rear window.

Outside

Gardens & Parking

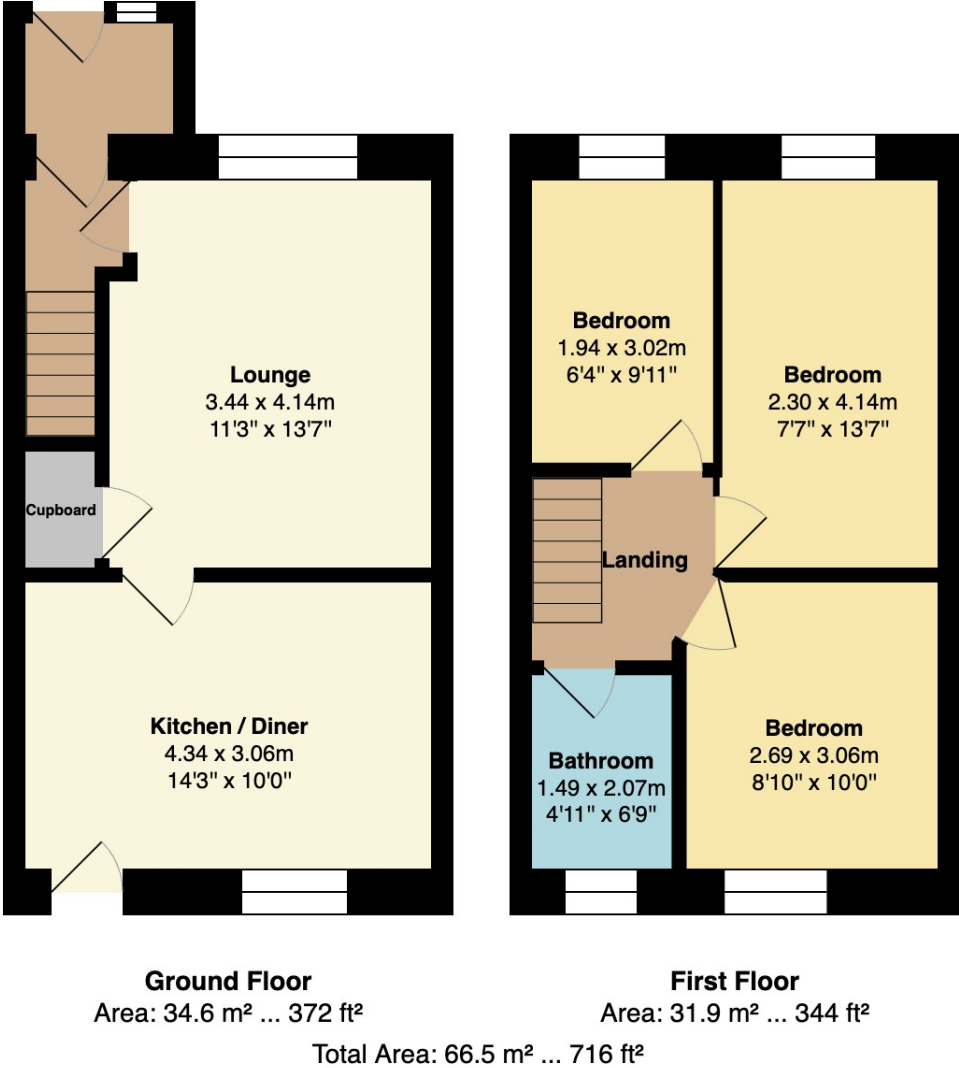
A low maintenance front forecourt with tiled patio area,

Rear: Paved patio area, artificial lawn and gated access to the rear.

Parking: Pebbled double driveway providing off road parking to the rear of the property.



Floorplan



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.