£240,000
Leasehold



JONSIMON
ESTATE AGENTS

Whalley Road, Ramsbottom, Bury, Lancashire BL0 0DE





Features

- Well Presented, Spacious Three Bedroom Property
- Stone Fronted Mid Terrace, Set Over Three Levels
- Spacious Lounge
- Panoramic Views Overlooking Holcombe Hill
- Kitchen/Diner with French Doors To Living Room
- Gardens To Front & Rear With Additional Garden Area
- Gas Central Heating & Double Glazing Throughtout
- Sought After Location, Close to Ramsbottom Town Centre
- Three Piece Family Bathroom
- Viewing Essential to Appreciate Charm of Property via our Ramsbottom Office

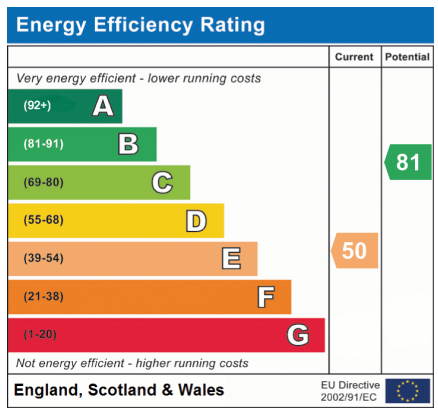
Summary of Property

** WELL PRESENTED MID TERRACED WITH VIEWS OVER HOLCOMBE HILL** SPACIOUS THREE BEDROOM PROPERTY, SET OVER THREE LEVELS ** A MUST SEE!!! ** JonSimon Estate Agents are delighted to present to the market this beautifully presented three-bedroom mid-terrace property, arranged over three spacious levels and enjoying stunning far-reaching views towards the iconic Peel Tower. This attractive stone-fronted home is ideally situated within easy walking distance of the vibrant Ramsbottom Town Centre, where a variety of independent shops, cafés, restaurants and local amenities can be found. Surrounded by picturesque countryside, scenic walking routes and well-maintained parks, the property offers an excellent balance of town convenience and outdoor living. Internally, the accommodation is both well-proportioned and versatile. The ground floor comprises an entrance vestibule leading into a spacious and welcoming lounge, filled with natural light and featuring French doors that open into a generous kitchen/dining room. The kitchen provides ample space for family dining and entertaining, with direct access to the rear garden and a staircase rising to the first floor. To the first floor, there is an impressive principal bedroom positioned to the front of the property, benefiting from delightful elevated views towards Peel Tower. A second well-sized double bedroom is located to the rear, overlooking the garden and offering a peaceful outlook. The second floor hosts a spacious third bedroom, ideal as a guest room, home office or nursery, together with a family bathroom. Further benefits include gas central heating, double glazing throughout and a pleasant rear garden providing an ideal space for relaxing or entertaining outdoors. Offering spacious accommodation, character features and a highly sought-after location, this property is sure to appeal to a wide range of purchasers including first-time buyers, young families and those looking to enjoy all that Ramsbottom has to offer.

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
uPVC door to front elevation, light, laminate wood flooring, entrance to living room

Lounge
4.50m x 4.39m (14'9 x 14'5) - uPVC Double glazed window to front elevation with views overlooking peel tower, wooden fire surround with marble hearth and living flame fire, laminate wooden flooring, centre ceiling light, gas central heating radiator, french doors leading into kitchen giving open plan living.

Dining Kitchen
3.61m x 4.39m (11'10 x 14'5) - uPVC double glazed window to rear elevation overlooking private garden, fitted with a range of of wall and base units, belfast sink with traditional mixer tap and wooden worktops, moving island with downlights, four ring hob with electric oven and modern chimney extractor, splash back tiles, down lights, space for washing machine, space for fridge freezer, tiled flooring, spot lights, gas central heating radiator, stable door leading to rear yard and stairs to first floor.

First Floor

Landing
Leading off to Main Bedroom, Bedroom Two and stairs to second floor, double glazed to rear elevation, centre ceiling light.

Bedroom One
4.29m x 4.39m (14'1 x 14'5) - uPVC double glazed window to front elevation with views overlooking Peel Tower, fitted wardrobes and fitted drawer units, laminate wooden flooring, 2 x ceiling lights, gas central heating radiator.

Bedroom Two
3.71m x 3.20m (12'2 x 10'6) - uPVC double glazed window to front elevation with views overlooking Peel Tower

fitted wardrobes and fitted drawer units, laminate wooden flooring, centre ceiling lights, gas central heating radiator.

Second Floor

Landing
Leading off to Bedroom Three and family bathroom

Bedroom Three
2.11m x 3.91m (6'11 x 12'10) - Velux window, centre ceiling light, gas central heating radiator.

Family Bathroom
1.91m x 3.61m (6'3 x 11'10) - Velux Window, fitted with a four piece suite, comprising of low level wc, wash hand basin, bath, walk in shower unit, laminate wood flooring, gas central heating radiator, centre ceiling light.

Outside

Gardens
Rear Yard - Flagged rear private yard with outbuilding, decked raised seating area, gate to rear additional shared garden and bin access.

Additional Garden Area - Beyond the private yard, there is an additional raised garden which is accessed by stairs and is rented off Marshalls Quarry for £4.00 a year. The gardens have been attached to the properties over a long period.

Front External - The property has a garden frontage with views overlooking Peel Tower and has pathway and steps to front entrance. Street parking is available to front of 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.

28, Bolton Road West, Ramsbottom, Bury, BL0 9ND 01706 489 966 ramsbottom@jonsimon.co.uk