

£190,000
Freehold



JON SIMON
ESTATE AGENTS

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Features

- A Stunning Two Bedroom Maisonette
- No Chain - Vacant Possession
- Modern Dining Kitchen
- Close proximity to Middlebrook Retail Park, Horwich Train Station & The M61 motorway
- Built-in Zanussi Oven, Hob, Hood, Fridge, Freezer & Dishwasher
- Allocated Car Parking to the Rear for 2 Cars with Electric charging point
- Solar Panels for reduced electric charges
- Contemporary Family Bathroom
- Gas Central Heating & Fully Double Glazed
- EPC Rating - A, Low Energy Bills
- Viewing is highly recommended on this excellent property and is strictly by appointment only

Summary of Property

**** NO ONWARD CHAIN - VACANT POSSESSION ** NEW BUILD PROPERTY ** ALLOCATED PARKING WITH ELECTRIC CHARGING POINT ** MUST SEE!! **** This stunning, brand-new two-bedroom maisonette offers stylish open-plan living and modern design throughout. The property features an inviting entrance hallway with stairs leading to the first-floor landing, a spacious storage cupboard, an open-plan lounge, and a contemporary dining kitchen complete with appliances. There are two generously sized bedrooms and a sleek, modern three-piece family bathroom. Outside, the property includes allocated parking for two vehicles and an electric charging point. Conveniently located close to local amenities and within easy reach of the bustling Middlebrook Retail Park, which boasts a variety of shops, dining options, and entertainment venues, this home effortlessly blends style, comfort, and practicality. Don't miss this incredible opportunity! Viewings are available strictly by appointment through our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	93	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Local Authority

Bolton Council
Band A

Room Descriptions

Ground Floor

Entrance Hallway

Composite double glazed front door , ceiling point and stairs leading to the first floor landing.

First Floor

Landing

Storage cupboard, radiator, loft access and ceiling point.

Lounge & Dining Kitchen

5.939m x 3.847m UPVC double glazed window, radiator, TV points, nest heating system and ceiling point.

A brand-new modern fitted kitchen with a range of wall and base units with complimentary worksurface, single bowl sink unit with drainer, Four ring induction hob with extract unit above, electric oven, integrated fridge, freezer and dishwasher, Combi boiler, plumbed for washing machine, radiator, ceiling spotlights, extractor unit and UPVC double glaze window.

Bedroom One

3.847m x 2.993m UPVC double, radiator, TV point and ceiling point.

Bedroom Two

2.975m x 2.238m UPVC double glazed window, radiator, TV point and ceiling point.

Family Bathroom

2.238m x 1.913m A modern three-piece white suite comprising of a panel bath shower screen, shower above, low level WC, wash hand basin, chrome radiator, tiled walls and flooring, ceiling spotlights, shaver point, extractor unit and UPVC double glazed window.

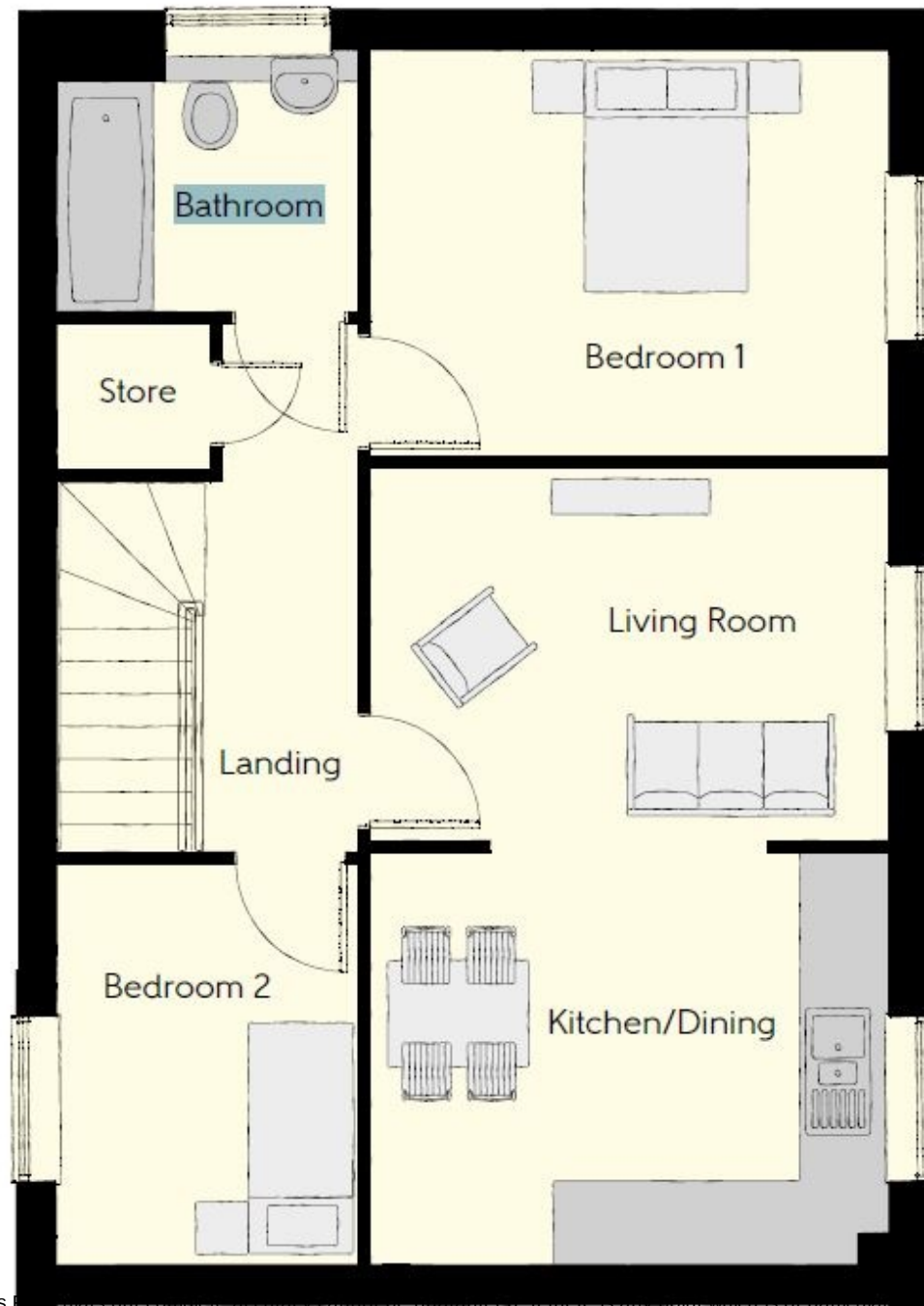
Outside

Parking & Bin Storage

Two allocated parking spaces at the rear, electric charging point and bin storage area.



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.

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