

£250,000
Leasehold



JS
JON SIMON
ESTATE AGENTS

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Features

- Three Bedroom Family Home
- Open-plan living and dining areas with a bright and welcoming layout
- Well Maintained Established Front & Rear Gardens with Patio Areas
- Single Garage & Blocked Paved Driveway
- Gas Central Heated & Double Glazed Windows
- No Chain - Vacant Possession
- Front Porch
- Sought-after Ramsbottom location close to schools, transport links, shops, cafés and countryside walks
- Viewing highly recommended and is strictly by appointment only

Summary of Property

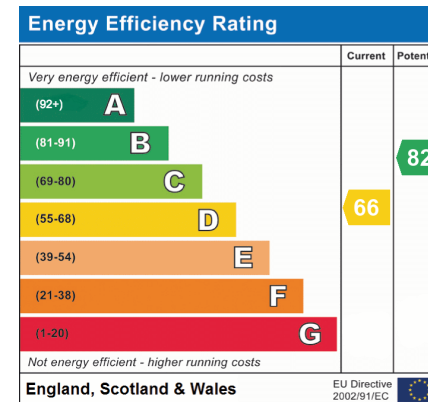
**** NO CHAIN - VACANT POSSESSION **** Earl Road, Ramsbottom is a deceptively spacious three-bedroom quasi-semi-detached home, ideally situated within easy walking distance of Ramsbottom's vibrant town centre. Offered for sale with no onward chain and vacant possession, this fantastic home is ready for its next owners to move straight into. Occupying a sought-after residential location, the property enjoys convenient access to an excellent range of local amenities, including highly regarded schools, independent shops, restaurants, cafés, and scenic parks, making it an ideal choice for families, first-time buyers and professionals alike. The accommodation benefits from gas-fired central heating and UPVC double glazing throughout. Internally, the property briefly comprises an entrance porch leading into a generous lounge with ample space for both living and dining furniture, together with a fully fitted kitchen providing direct access to the rear garden. To the first floor, there are three well-proportioned bedrooms, a landing, and a three-piece family bathroom suite. Externally, the property boasts a block-paved driveway providing off-road parking, together with a single garage offering excellent storage or exciting potential for conversion into additional living accommodation, such as a home office, playroom or additional reception room, subject to the necessary planning permissions and building regulations. To the rear is a generous enclosed garden, mainly laid to lawn with a paved patio area, providing an ideal space for outdoor entertaining and family enjoyment. Early viewing is highly recommended to fully appreciate the size, location and potential this excellent home has to offer. Viewings are strictly by appointment through our Ramsbottom office.

Tenure: Leasehold - £15 a year.

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

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 10000Mbps Upload: 10000Mbps



Local Authority

Bury Council

Band C

Tax Band Amount: £2271.24

Room Descriptions

Ground Floor

Entrance Porch

A composite double glazed front door, UPVC double glazed side window, tiled flooring and ceiling point.

Lounge & Dining Room

UPVC double glazed front window, radiator, gas fire with surround, under the stairs cupboards, ceiling coving, double glazed rear window, ceiling points and stairs leading to the first floor landing.

Kitchen

A range of wall and base units with complimentary work surface, single bowl sink unit with drainer, gas cooker with four ring gas hob, tiled walls, radiator, combi boiler, ceiling point, double glazed rear window and timber framed stable back door.

First Floor

Landing

Loft access, ceiling coving and ceiling point.

Bedroom One

UPVC double glazed front window, radiator, ceiling coving and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator, ceiling coving and ceiling point.

Bedroom Three

UPVC double glazed rear window, radiator, ceiling coving and ceiling point

Family Bathroom

A three-piece white bathroom suite comprising of a panel bath with mixer tap, electric shower, low-level WC, wash hand basin, fully tiled walls, radiator, wall light, ceiling point and UPVC double glazed front window.

Outside

Garage

Manual up and over garage door, gas and electric meters, cold water tap, power point and ceiling point.

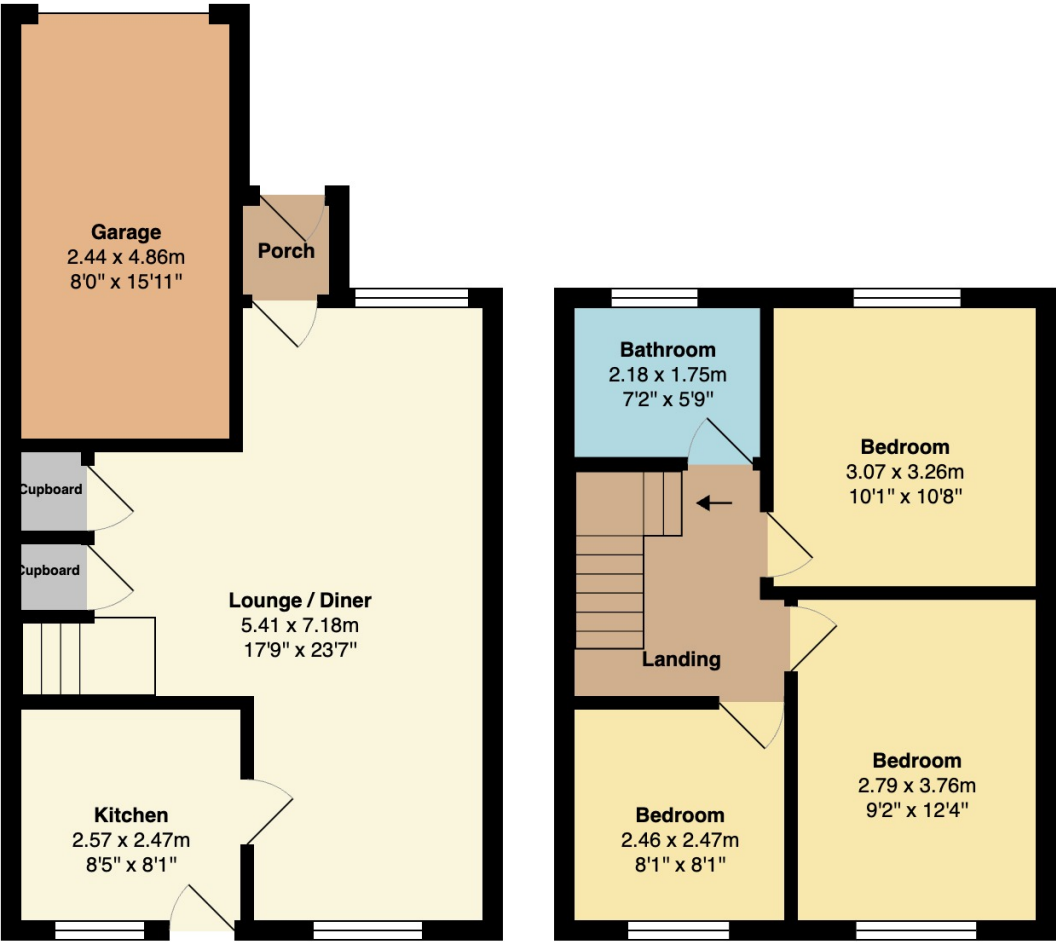
Gardens & Parking

Front: Blocked paved driveway for off-road parking, well maintained lawn area with well established borders and shrubs.

Rear: Flagged patio area, lawn area, borders and shrubs, steps leading to an additional garden area.



Floorplan



Ground Floor
Area: 48.4 m² ... 521 ft²

First Floor
Area: 38.8 m² ... 418 ft²

Total Area: 87.2 m² ... 939 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.