

£225,000
Leasehold



JON SIMON
ESTATE AGENTS



Features

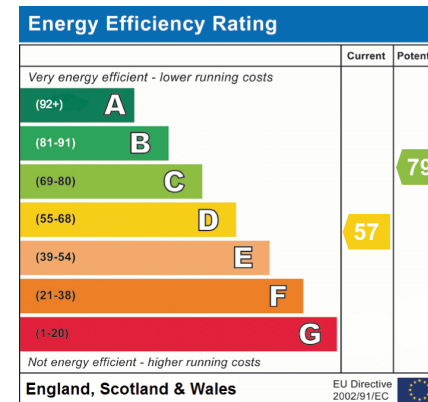
- A Superb Two Double Bedroom Stone Semi-Detached Home
- Spacious Lounge with Feature Fireplace
- Separate Dining Room with Exposed Stone Wall
- Fully Double Glazed and Gas Central Heating
- Modern Three Piece White Shower Room
- Two Double Bedrooms
- Stunning Front Garden & Communal Rear Yard
- Quiet Cul-De -Sac Location
- Close to local amenities, transport links & walking distance to Ramsbottom
- New Staircase with Feature LED Lighting
- A Must See!!! Viewing essential to appreciate property

Summary of Property

**** SUPERB TWO DOUBLE BEDROOM STONE SEMI-DETACHED ** TWO SEPARATE RECEPTION ROOMS ** MODERN DINING KITCHEN & SHOWER ROOM ** BEAUTIFUL FRONT GARDEN ** MUST SEE! ** TUCKED-AWAY LOCATION **** A charming stone-built semi-detached home, quietly tucked away in an unadopted cul-de-sac just off Bolton Road West. Offering a delightful combination of traditional character and modern-day comfort, this attractive property is ideally suited to first-time buyers, couples, or those looking to downsize. The well-presented accommodation briefly comprises a welcoming and spacious lounge, complete with a feature fireplace creating a warm and inviting focal point. To the rear is a modern dining kitchen, complemented by a useful dining room extension featuring an attractive exposed stone wall, adding further character and providing an ideal space for entertaining or family meals. To the first floor, a central landing provides access to two generously proportioned double bedrooms, both offering comfortable and versatile living space. The accommodation is completed by a contemporary three-piece shower room, fitted with a modern white suite. Externally, the property benefits from a particularly attractive and private enclosed front garden, providing a pleasant outdoor space with excellent potential for relaxing and enjoying the surroundings. To the rear, there is access to a communal yard. Further benefits include gas central heating and double glazing throughout. The property is ideally positioned for access to a range of local amenities and excellent transport links. Tagg Wood is within easy walking distance, while Woodhey High School and St Andrew's C of E Primary School are also conveniently nearby. Ramsbottom and Bury town centres are readily accessible, offering a wide selection of shops, cafés, restaurants, leisure facilities and everyday amenities. The property also provides convenient access to the wider motorway network, making it well placed for commuters. With its attractive stone exterior, spacious accommodation, character features and tucked-away position, this delightful home is sure to appeal to a wide range of buyers. Early viewing is highly recommended and is available exclusively through our Ramsbottom office.

Local Authority/Council Tax: Bury Council: A Annual Amount: £1703.43 Approx.

Flood Risk: Very Low



Local Authority

Bury Council
Band A

Tax Band Amount: £1703.43

Room Descriptions

Ground Floor

Lounge

Composite double glazed front door and window, radiator coal effect gas fire with feature surround, laminate flooring, ceiling spotlights and ceiling point.

Dining Room

UPVC double glazed French patio doors, UPVC double glazed front window and double glazed Velux window, exposed feature stone wall, radiator, laminate flooring and ceiling spotlights.

Kitchen

A modern range of wall and base units with complimentary work surface, 2 ring electric hob plus health grill, electric double oven, integrated fridge, freezer, single bowl sink unit with mixer tap, plumbed for washing machine, breakfast bar, radiator, part tiled walls, under unit lighting, feature lighting, ceiling point, laminate flooring, combi boiler, UPVC double glazed front window and oak and glass staircase with LED feature lighting leading up to the first floor landing.

First Floor

Landing

UPVC double glazed rear window, solid oak flooring and ceiling point.

Bedroom One

UPVC double glazed front window, fitted wardrobes and units, radiator, laminate flooring and ceiling point.

Bedroom Two

UPVC double glazed front and side windows, radiator, laminate flooring, storage above the stairs, loft access and ceiling point.

Shower Room

A modern three-piece white suite comprising of a large walking shower unit with two shower heads, low level WC, wash hand basin with storage cupboards, electric wall mounted mirror, fully tiled walls and flooring, under floor heating, chrome towel radiator, ceiling spotlights and UPVC double glazed rear window.

Outside

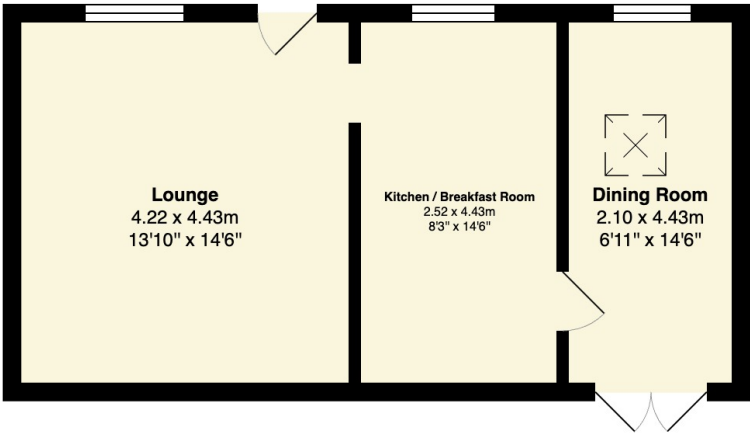
Gardens

Front: Artificial lawn, Indian paved patio area, pebbles borders, fence panel surround, shed and gated access. (Officially not on the title of the property)

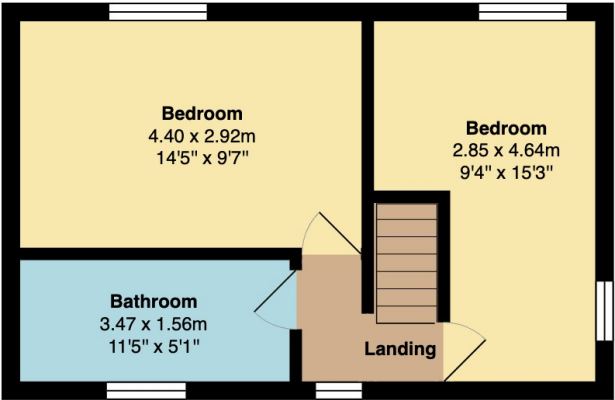
Communal Rear Yard featuring paved area with gated access to the rear.



Floorplan



Ground Floor
Area: 42.5 m² ... 457 ft²



First Floor
Area: 34.4 m² ... 370 ft²

Total Area: 76.9 m² ... 828 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.