

£235,000
Leasehold



JON SIMON
ESTATE AGENTS

JON SIMON
ESTATE AGENTS



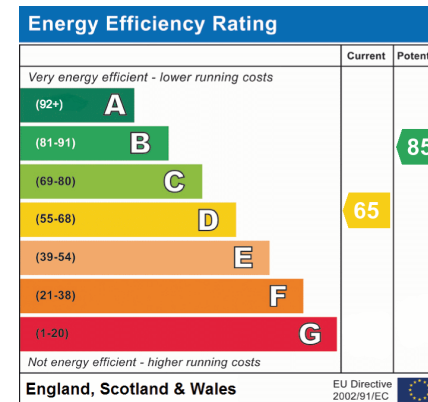
Features

- Beautifully Presented Three Bedroom Stone Terrace
- Pleasant Views To Rear
- Stunning Lounge with feature log burning stove
- Contemporary Dining Kitchen with Appliances
- Entrance Hallway & Landing Area
- Gas Central Heated & Double Glazed Windows
- Modern Three Piece Family Bathroom
- Enclosed Rear Yard with Rear Views
- Heart of Ramsbottom Village
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** BEAUTIFULLY PRESENTED STONE TERRACE IN THE HEART OF RAMSBOTTOM VILLAGE ** STUNNING LOUNGE WITH WOOD BURNING STOVE ** MODERN DINING KITCHEN WITH APPLIANCES ** MODERN FAMILY BATHROOM ** MUST SEE! **** Victoria Street, Ramsbottom is a beautifully presented and deceptively spacious stone-built mid-terrace property, occupying a highly sought-after elevated position within easy reach of Ramsbottom's vibrant town centre. Offering an attractive blend of traditional character and contemporary living, this superb home would make an ideal purchase for first-time buyers, young families or those looking to enjoy the convenience of this popular and well-connected location. The property is ideally situated within walking distance of the excellent range of independent shops, cafés, bars and restaurants for which Ramsbottom is renowned, together with well-regarded schools and a variety of local amenities. For those commuting further afield, there is also convenient access to the surrounding motorway network. The well-proportioned accommodation is arranged over two floors and begins with a welcoming and impressive entrance hallway, setting the tone for the spacious accommodation throughout. The generous lounge provides an inviting space for relaxation and features a striking log-burning stove, creating a warm and cosy focal point. To the rear is a contemporary fitted dining kitchen, offering an excellent range of modern units, ample work surface space and a selection of integrated appliances, with plenty of room for dining and entertaining. To the first floor, the property offers three bedrooms, comprising two well-proportioned double bedrooms and a further single bedroom, which could alternatively provide an ideal home office or nursery. These are complemented by a stylish and contemporary three-piece family bathroom suite. Externally, the property enjoys a private raised paved patio area to the rear, providing an excellent space for outdoor seating, relaxing and entertaining, whilst taking in the pleasant open views towards the surrounding hills. Further benefits include gas central heating and double-glazed windows throughout. A superbly presented home in one of Ramsbottom's most desirable hillside locations, combining spacious accommodation, modern presentation and excellent access to the town centre. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer and can be arranged strictly by appointment through our Ramsbottom office.

Tenure: Leasehold



Local Authority

Bury Council

Band B

Tax Band Amount: £1987.34

Room Descriptions

Ground Floor

Entrance Hallway

UPVC double glazed front door, radiator, and ceiling point.

Lounge

UPVC double glazed front window, feature log burning stove, radiator, storage cupboards and shelves, meter cupboard and ceiling point.

Dining Kitchen

A contemporary fitted kitchen with a complimentary work surface, a single bowl sink unit with mixer tap and drainer, four ring gas hob with extractor unit above, integrated electric oven, microwave, fridge, freezer, dishwasher and washing machine, part tiled walls, under the unit lighting, radiator, wood effect flooring, feature lighting, ceiling spotlights, under the stair storage cupboard, UPVC double glazed rear window and composite double glazed back door. Stairs leading to the first floor landing.

First Floor

Landing

Loft access, original wooden flooring and ceiling point.

Bedroom One

UPVC double glazed rear window, radiator, original wooden flooring, built-in wardrobes, and ceiling point.

Bedroom Two

UPVC double glazed front window, radiator, original wooden flooring and ceiling point

Bedroom Three

UPVC double glazed front window, radiator, original wood flooring and ceiling point.

Family Bathroom

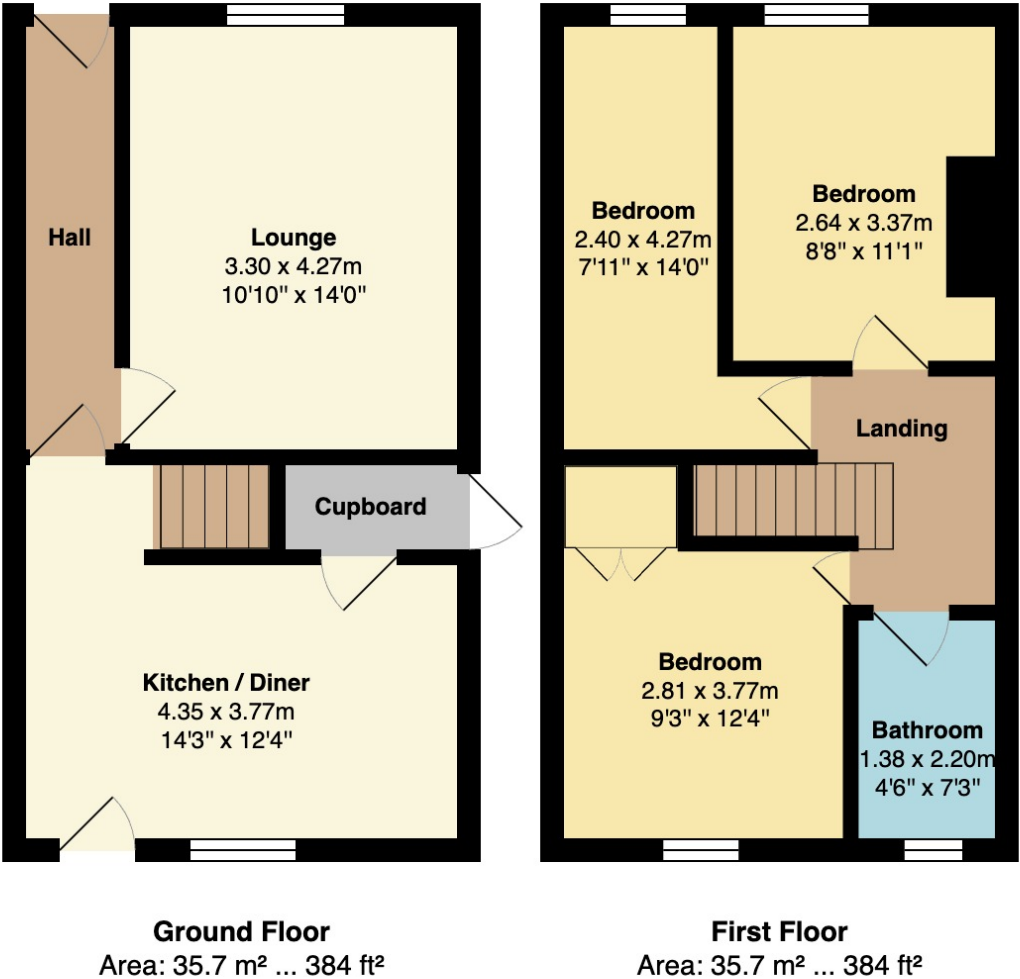
A modern three-piece white bathroom suite comprising of a panel bath with mixer tap, shower above, glass shower screen, low level WC, wash hand basin, chrome towel radiator, part tiled wall, tiled flooring extractor unit, ceiling spotlights and UPVC double glazed rear window.

Outside

Yard

A paved enclosed yard with steps leading down to additional storage space, gated access to the rear.





Total Area: 71.3 m² ... 768 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.