

£215,000
Leasehold



JON SIMON
ESTATE AGENTS



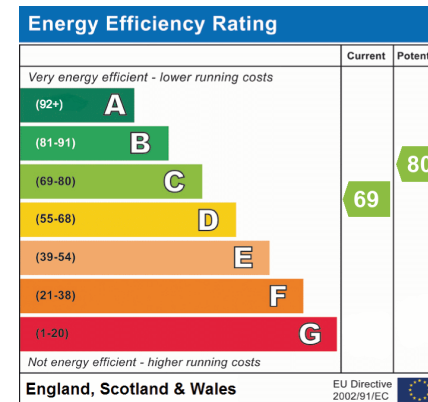
Features

- A well presented two bedroom mid cottage
- Located in Highly Sought After & Desirable Location
- Private Patio To Front, Offering Extensive Views
- Modern Three Piece Bathroom
- Lounge with feature fireplace
- Stunning Views Overlooking Countryside & Ramsbottom
- Vestibule & Landing
- Allocated Parking To The Rear
- Gas Central Heated & Double Glazed Windows
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** AN ATTRACTIVELY PRESENTED STONE BUILT MID-TERRACED COTTAGE ** SPACIOUS LOUNGE WITH FEATURE FIREPLACE ** PARKING TO THE REAR ** NO ONWARD CHAIN - VACANT POSSESSION **** JonSimon Estate Agents are delighted to bring to the market this charming two-bedroom stone-built terraced cottage, ideally positioned on a quiet and peaceful no-through road whilst remaining within easy walking distance of the town centre. The property enjoys an elevated open aspect to the front, with the upper floors benefiting from attractive far-reaching views across the surrounding area. Combining traditional character with modern-day comforts, this appealing home retains a wealth of original features and charm, whilst benefiting from UPVC double glazing and gas central heating. The property offers bright, well-proportioned accommodation arranged over two floors and would make an excellent choice for a first-time buyer, buy-to-let investor or those looking for a low-maintenance holiday or weekend retreat. The accommodation briefly comprises an entrance vestibule leading into a spacious and welcoming lounge, featuring a characterful fireplace which provides an attractive focal point to the room. To the rear is a dining kitchen, offering a good range of space for both cooking and dining, together with a useful storage cupboard. To the first floor are two generously proportioned bedrooms, with the elevated position providing lovely views from the upper accommodation. Completing the first floor is a modern three-piece bathroom suite. Externally, the property benefits from a charming stone-walled frontage, adding to the character and kerb appeal of this attractive cottage. Convenient parking is available to the rear, which is a particularly useful feature for a property within such close proximity to the town centre. The location is a real highlight, with the property positioned within comfortable walking distance of the town centre and its wide range of shops, independent businesses, restaurants, bars and everyday amenities. Excellent transport links are also readily accessible, providing convenient connections to the surrounding towns and wider areas. The property is offered for sale with no onward chain and vacant possession, allowing the potential for an early completion, subject to the usual legal formalities. A charming stone cottage in a convenient and sought-after position, offering character, views, parking and excellent accessibility. Early viewing is highly recommended and is strictly by appointment through our Ramsbottom office.

Tenure: Leasehold



Local Authority

Bury Council

Band B

Tax Band Amount: £1987.34

Room Descriptions

Ground Floor

Vestibule

Accessed via the front entrance door, with staircase leading to the first-floor accommodation.

Lounge

A bright and welcoming reception room positioned to the front of the property, benefitting from an attractive outlook and ample space for lounge furnishings. A focal fireplace creates a cosy and inviting atmosphere.

Dining Kitchen

A spacious dining kitchen fitted with a range of wall and base units incorporating work surfaces and space for appliances. The room offers plenty of space for informal dining and enjoys views towards the rear.

First Floor

Landing

Providing access to all first-floor accommodation.

Bedroom One

A generous double bedroom positioned to the front elevation, enjoying elevated views across Ramsbottom and beyond. The room offers ample space for wardrobes and additional bedroom furniture.

Bedroom Two

A comfortable second bedroom overlooking the rear aspect, ideal as a guest bedroom, nursery or home office.

Family Bathroom

Fitted with a three-piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, complemented by tiled splashbacks and a rear-facing window.

Outside

Yard

A low-maintenance forecourt garden providing an attractive approach to the home.



7 Cliff Mount

Approximate Gross Internal Floor Area = 61.9 sq m / 666 sq ft



Ground Floor



First Floor

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.

Illustration for identification purposes only, measurements are approximate, not to scale.