

£1,100
pcm



JON SIMON
ESTATE AGENTS

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Features

- Two Bedroom Semi-Detached Family Home
- Front Porch & Spacious Lounge
- Modern Breakfast Kitchen
- Conservatory Extension
- Gas Central Heating & Double Glazed Throughout
- Modern Three Piece Bathroom Suite
- Large Rear Garden and Patio Area
- Available to Occupy Immediately
- Driveway For Ample Off Road Parking
- Quiet Cul-De -Sac Location on a Desirable Residential Estate

Summary of Property

**** AVAILABLE IMMEDIATELY ** QUIET CUL-DE- SAC LOCATION ** DRIVEWAY & LARGE REAR GARDEN **** JonSimon Estate Agents are delighted to offer to let this attractive and well-presented two-bedroom semi-detached property, pleasantly positioned within a small and peaceful cul-de-sac in the highly sought-after town of Ramsbottom. Offering spacious and comfortable living accommodation, excellent outdoor space and a convenient location, this lovely home is ideally suited to professionals, couples or small families looking for a property in a desirable residential setting. The property enjoys an excellent location within easy reach of Ramsbottom town centre, which offers a fantastic selection of independent shops, popular restaurants, cafés, bars and everyday amenities. The surrounding area also benefits from well-regarded local schools, beautiful countryside walks and excellent transport connections. The nearby motorway network provides convenient access to Manchester, Bury, Bolton and surrounding areas, making this an ideal location for commuters. Internally, the property is well presented throughout and offers bright, spacious and practical accommodation. The ground floor briefly comprises an entrance porch leading into a welcoming and generously proportioned living room, providing a comfortable space for relaxing and entertaining. To the rear is a fitted breakfast kitchen offering ample storage and space for informal dining, with access through to a conservatory overlooking the rear garden. This additional reception space provides excellent versatility and would be ideal as a dining room, sitting area or home office. To the first floor, the landing provides access to two well-proportioned bedrooms and a modern family bathroom, fitted with a contemporary suite. Externally, the property benefits from a neatly maintained lawned front garden and a generous tarmac driveway providing ample off-road parking for multiple vehicles. To the rear is a particularly spacious and enclosed garden, predominantly laid to lawn with a sloping aspect and complemented by a paved patio area. This attractive outdoor space is ideal for relaxing, entertaining or enjoying the warmer months. The property further benefits from PVC double glazing and gas-fired central heating throughout, providing comfortable accommodation all year round. Properties of this nature, offering generous outdoor space, private parking and a desirable cul-de-sac location, are always popular within the rental market. Early viewing is therefore highly recommended to avoid disappointment. Viewings are strictly by appointment only through JonSimon Estate Agents, Ramsbottom Office, on 01706 489966.

Deposit: £1100.00

Local Authority/Council Tax

Bury Council: B Annual Amount: £1987.34 Approx.

Flood Risk: Very Low

Broadband availability

Local Authority

Bury Council

Band B

Tax Band Amount: £1987.34

Room Descriptions

Ground Floor

Porch

A composite double glazed front door, radiator, consumer unit and ceiling point.

Lounge

UPVC double glazed front window, radiator, TV point, ceiling point and stairs leading to the first floor landing.

Dining Kitchen

A modern range of wall in base units with complementary worksurface, single bowl sink unit with drainer and mixer tap, four ring gas hob with extractor unit above, electric oven, integrated fridge, freezer and dishwasher, plumbed washing machine, breakfast bar, part tiled walls, laminate flooring, radiator ceiling spotlights and UPVC double glazed rear window.

Conservatory

UPVC double glazed rear windows and rear door., radiator and wall light.

First Floor

Landing

Ceiling point, loft access and radiator.

Bedroom One

UPVC double glazed rear window, radiator and ceiling point.

Bedroom Two

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

Family Bathroom

Three piece white suite comprising of a p-shaped panel bath with mixer tap and showerhead, low level WC, wash hand basin, chrome towel radiator, fully tiled walls and flooring, extractor unit, ceiling spotlights, storage cupboard housing the Combi boiler and UPVC double glazed side window.

Outside

Gardens & Parking

Front: Tarmac driveway for off road parking and lawn garden.

Rear: A flagged patio area, extensive lawn area with fence panels surround.



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.