

£260,000
Freehold



JON SIMON
ESTATE AGENTS

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Features

- A Beautiful Two Double Bedroom Stone Terrace
- Bright & Airy Accommodation with Modern Decor
- Front Porch & Spacious Lounge With Feature Fireplace
- Large Modern Dining Kitchen
- Modern Four Piece Family Bathroom
- Sought after & much desired residential area
- Well Maintained & Low Maintenance Front & Rear Gardens
- Close To Local Amenities & Transport Links
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** A BEAUTIFULLY PRESENTED AND IMMACULATELY MAINTAINED TWO-BEDROOM STONE TERRACED HOME ** SITUATED IN A HIGHLY SOUGHT-AFTER RESIDENTIAL LOCATION IN RAMSBOTTOM ** TWO DOUBLE BEDROOMS ** MUST SEE! **** JonSimon Estate Agents are delighted to present to the market this beautifully presented and stylish two double bedroom stone terraced property, ideally positioned within a popular and well-established residential area of Ramsbottom. Offering a wonderful combination of traditional character, modern finishes and spacious accommodation throughout, this charming home would make an ideal purchase for first-time buyers, professional couples, downsizers or a small family. The property has been lovingly maintained and tastefully decorated throughout, boasting a contemporary neutral colour scheme, bright and airy living spaces and a superb modern dining kitchen. Conveniently located within easy reach of Ramsbottom town centre, residents can enjoy an excellent selection of independent shops, popular restaurants, cafés, bars and everyday amenities. The property is also well placed for highly regarded local schools, beautiful countryside walks and excellent transport connections to Bury, Bolton and Manchester, with the motorway network easily accessible. Internally, the well-proportioned accommodation briefly comprises an entrance porch leading into a spacious and inviting living room, featuring an attractive fireplace which creates a lovely focal point to the room. A staircase provides access to the first-floor accommodation, whilst a doorway leads through to the impressive modern fitted dining kitchen. This beautifully presented space offers an excellent combination of practicality and style, with ample room for dining and two windows overlooking the rear, allowing plenty of natural light to flood the room. To the first floor, a landing area provides access to two generously proportioned double bedrooms, both offering comfortable accommodation and flexibility for a variety of furniture arrangements. Completing the first floor is a stunning contemporary four-piece family bathroom suite, providing a stylish and relaxing space. Externally, the property continues to impress with a fully enclosed garden area to the front, creating an attractive approach to the home. To the rear is a delightful enclosed paved patio area, offering a low-maintenance outdoor space ideal for alfresco dining, entertaining family and friends or simply relaxing during the warmer months. A substantial brick-built outbuilding provides excellent additional storage space. Combining the charm of a traditional stone terraced home with stylish modern interiors and a highly convenient location, this exceptional property offers an excellent opportunity for buyers seeking a home ready to move straight into. Early viewing is highly

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Local Authority

Bury Council

Band B

Tax Band Amount: £1987.34

Room Descriptions

Ground Floor

Porch

Composite double glazed front door and window, central heating radiator and glazed door to the reception room one.

Lounge

UPVC double glazed window, central heating radiator, feature fireplace, coving to the ceiling, spotlights, television point, stairs to the first floor and archway to the kitchen-diner.

Dining Kitchen

Two double glazed windows, double glazed door to the rear, central heating radiator, spotlights and coving to the ceiling, a range of wall and base units, complementary work surfaces, Belfast sink, high arch mixer tap, Leisure Range cooker with six ring hob, extractor hood, integrated washing machine, dishwasher and fridge and freezer and understairs storage.

First Floor

Landing

Coving to the ceiling, loft access and doors to two bedrooms and the bathroom.

Bedroom One

UPVC double glazed window, central heating radiator and coving to the ceiling.

Bedroom Two

UPVC double glazed window, central heating radiator, coving to the ceiling and fitted wardrobes.

Family Bathroom

UPVC double glazed frosted window, four piece suite comprising of panel bath with direct feed hand held shower, twin flush WC, vanity top wash basin with mixer tap, single direct feed rainfall shower enclosure, spotlights, chrome heated towel rail, spotlights, and laminate flooring.

Outside

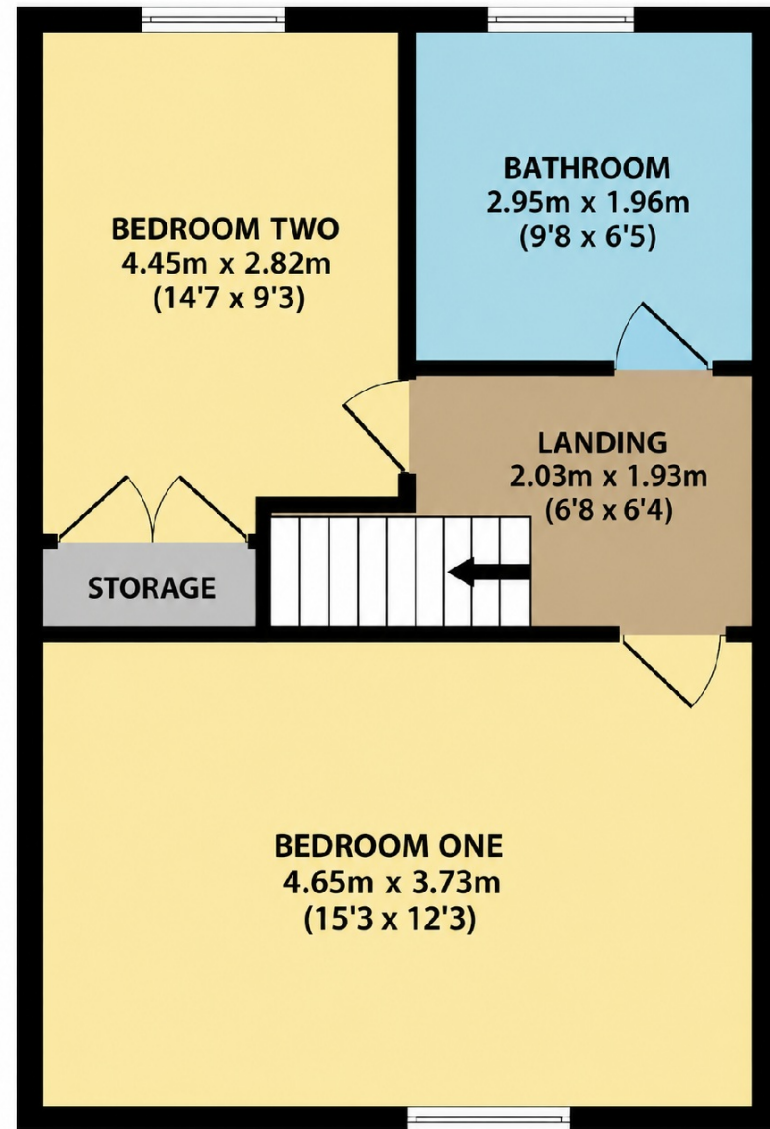
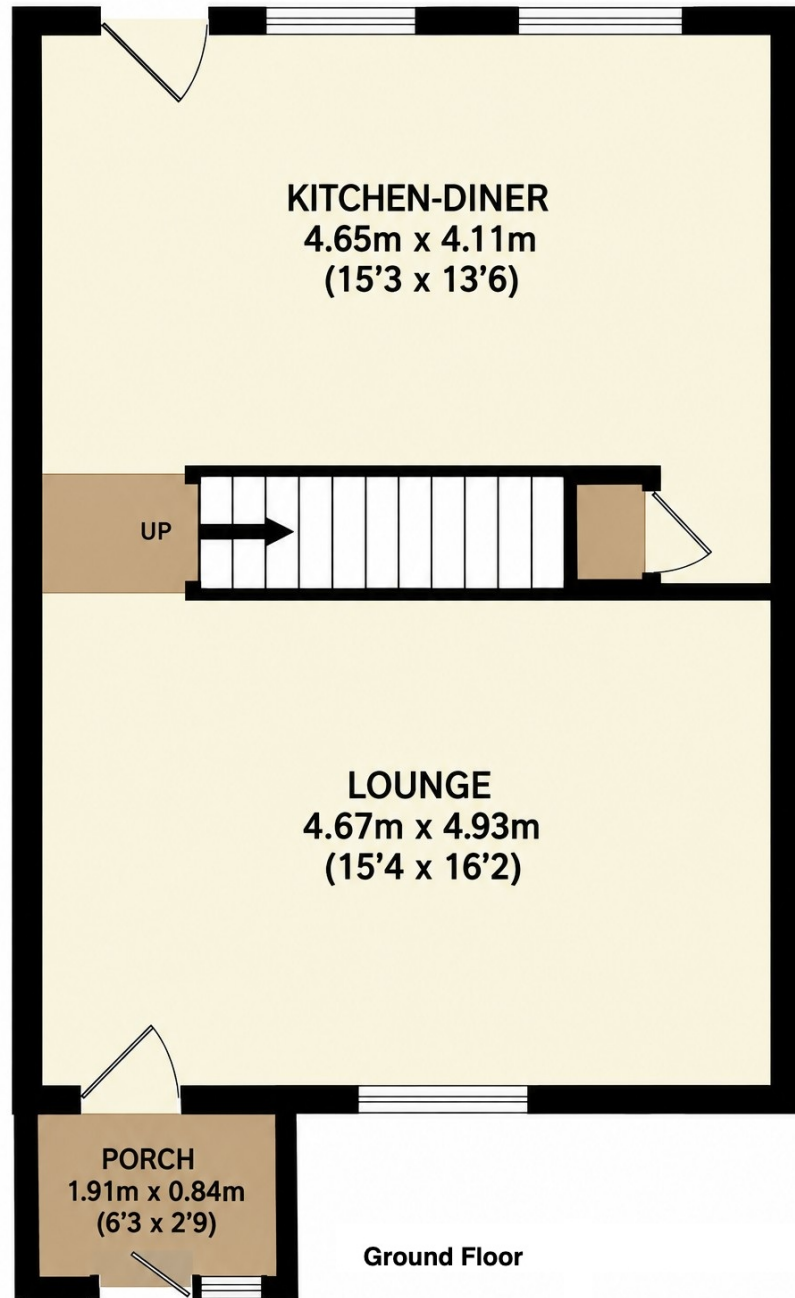
Gardens & Brick Built Outhouse

Front: Enclosed gravel chipped courtyard with railing and mature bushes and shrubs.

Rear: Enclosed with steps down to a stone flagged garden, brick outbuilding with power, lighting and water supply.



Floorplan



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.

28, Bolton Road West, Ramsbottom, Bury, BL0 9ND 01706 489 966 ramsbottom@jonsimon.co.uk