£195,000
Leasehold

Booth Street, Tottington, Bury, Lancashire BL8 3JG

Features

- Garden fronted Accrington brick two bedroom terrace
- Spacious lounge
- Vestibule & Rear Porch
- Dining Kitchen
- Two good sized bedrooms
- Three piece white bathroom suite
- Enclosed rear yard and front garden
- Gas central heating & double glazed windows
- Sold with No Onward Chain
- EPC Rating - D
- Viewing highly recommended and is strictly by appointment only

Summary of Property

** A SPACIOUS AND WELL-PRESENTED TWO BEDROOM ACCRINGTON BRICK MID-TERRACE PROPERTY ** NO ONWARD CHAIN ** POTENTIAL FOR OFF-ROAD PARKING ** MUST SEE! ** JonSimon are delighted to bring to the market this spacious and well-presented two-bedroom Accrington brick-built mid-terrace property, ideally situated within a popular and convenient residential area. Offering generously proportioned accommodation throughout, this attractive property would make an ideal purchase for first-time buyers, young families or buy-to-let investors alike. The property is offered for sale with no onward chain, allowing for the possibility of an early completion. The accommodation briefly comprises to the ground floor: an entrance vestibule, a spacious and welcoming living room, a generously sized dining kitchen providing ample space for both cooking and family dining, and a rear porch providing access to the rear yard. To the first floor, there are two generously proportioned bedrooms and a modern three-piece white family bathroom suite. Externally, the property boasts a large, low-maintenance paved rear yard with double gates, offering the potential for off-road parking as well as providing an excellent outdoor space for seating and entertaining. Further benefits include uPVC double glazing and a gas central heating system throughout. The property is conveniently positioned within easy reach of a range of local amenities, including shops, supermarkets, well-regarded local schools and excellent transport links, making it an ideal location for everyday living and commuting. Early viewing is highly recommended to fully appreciate the size, presentation and potential this delightful property has to offer. Viewings are strictly by appointment only through our Ramsbottom office.

Tenure: Leasehold

Local Authority/Council Tax

Bury Council: B Annual Amount: £1987.34 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 10000Mbps Upload: 10000Mbps

Mobile Coverage: EE - Good outdoor, Vodafone - Good outdoor, Three - Good outdoor, O2 - Good outdoor.

Local Authority

Bury Council
Band B
Tax Band Amount: £1987.34

Room Descriptions

Ground Floor
Vestibule
UPVC double glazed front door.
Lounge
UPVC double glazed front window, wall lights, wall mounted fire, radiator and ceiling point.
Dining Kitchen
A range of wall and base units with work surface, single bowl sink unit with drainer, four ring gas hob with extractor above, electric oven, plumbed for washing, part tiled walls, radiator, ceiling point and UPVC double glazed rear wndow.
Rear Porch
UPVC double glazed rear door and combi boiler.
First Floor
Landing
Ceiling point.
Bedroom One
UPVC double glazed front window, radiator, fitted wardrobes and ceiling point.
Bedroom Two
UPVC double glazed rear window, radiator and ceiling point.
Bathroom
A three piece white bathroom suite comprising of a panel vath with mixer taps, shower above, glass shower screen, low level w/c, wash hand basin, part tiled walls, radiator, extractor unit, ceiling point and UPVC double glazed rear window.
Outside
Yard
Enclosed rear yard with double wooden gates and out houses for additional storage areas.

Floorplan



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.

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