

£129,995
Freehold



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Features

- Well Presented, One Bedroom, Mid Stone Terrace Cottage
- Bright & Airy Accommodation
- Spacious Open Plan Lounge
- Modern Open Plan Kitchen
- Gas Central Heating & Double Glazing Throughout
- Close To Popular Local Schools & Motorway Links
- Modern Three Piece Shower Room
- Highly Sort After Location & Walking Distance to Ramsbottom Town Centre
- Front Garden
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** OPEN PLAN LIVING ** LARGE DOUBLE BEDROOM **** A charming, stone-fronted mid-terrace cottage, ideally situated within walking distance of Edenfield and offering excellent access to motorway links. The accommodation briefly comprises an open-plan fitted kitchen and a spacious lounge to the ground floor. To the first floor, there's a generous double bedroom, a landing area, and a contemporary three-piece shower room. The property benefits from gas central heating, uPVC double glazing, and attractive open views to the front. Externally, there's a beautifully maintained front cottage garden, adding to the property's kerb appeal. This delightful home would make an ideal purchase for first-time buyers eager to step onto the property ladder, or for buy-to-let investors seeking a well-located addition to their portfolio. Early viewing is highly recommended and strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax

Rossendale Council: A Annual Amount:£1613.71Approx.

Flood Risk: Very Low

Broadband availability

Local Authority

Rossendale Council

Band A

Tax Band Amount: £1613.71

Room Descriptions

Ground Floor

Open Plan Lounge

UPVC double glazed front door, radiators, laminate flooring, TV point and stairs leading to the first floor landing.

Open Plan Kitchen

Wall and base units with complementary worksurface, single bowl sink unit with drainer, four ring gas hob with extractor unit above, electric oven, plumbed for washing machine and dishwasher, part tiled walls, ceiling points and UPVC double glazed side window.

First Floor

Landing

Ceiling point.

Bedroom One

UPVC double glazed front and side windows, Velux window, radiator, TV point and ceiling point.

Shower Room

Three-piece white suite comprising of a shower unit, wash hand basin, low level WC, part tiled walls, radiator, extractor unit, ceiling point and UPVC double glazed side window.

Outside

Front Garden

Gated access leading to a stone path, borders and shrubs. External lighting.



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.