

£240,000  
Freehold



JON SIMON  
ESTATE AGENTS

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### Features

- Well Fantastic Three Bedroom Plus Loft Room Mid Stone Terrace
- Spacious Lounge with Feature Fireplace & Separate Dining Room
- Modern Fitted Kitchen Extension
- Modern Three Piece Family Bathroom
- Three Good Sized Bedrooms Plus Loft Room
- Well Sought After Location, Close to Ramsbottom Town Centre
- Gas Central Heated & Double Glazed Windows
- Vestibule
- Quiet Road Just Off Bolton Street
- Viewing is Highly Recommended on this Excellent Property and is Strictly By Appointment Only

### Summary of Property

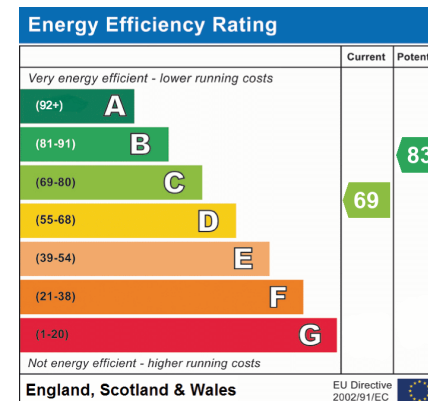
**\*\* A SUPERBLY PRESENTED AND SPACIOUS THREE BEDROOM PLUS LOFT ROOM STONE BUILT MID TERRACE HOUSE \*\* TWO LARGE RECEPTION ROOMS \*\* MODERN THREE PIECE FAMILY BATHROOM \*\*** JonSimon is delighted to present this charming three-bedroom stone mid-terraced property, ideally located just over half a mile from Ramsbottom town centre and within easy walking distance of its many shops, cafes, and amenities. Beautifully positioned for access to scenic countryside walks, including Holcombe Tower and nearby parks, the home benefits from gas central heating and double glazing throughout. Upon entering, you are welcomed by a vestibule that leads into a spacious living room featuring a striking fireplace, creating a cosy and inviting space. A separate dining room offers ample space for family meals or entertaining, while the large extended kitchen to the rear provides generous worktop and storage space. Upstairs, the first floor hosts three well-proportioned bedrooms and a modern family bathroom fitted with a sleek three-piece suite. A pull-down ladder gives access to a converted loft, offering a versatile space that could be used as an additional bedroom, home office, or creative studio. Externally, the property boasts a low-maintenance rear yard, thoughtfully finished with a combination of tiled paving and AstroTurf—perfect for relaxing or socialising outdoors. Ideal for first-time buyers or young families, this property offers generous living space in a fantastic location. Viewing is essential to fully appreciate everything this lovely home has to offer. Appointments are available strictly through our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax: Bury Council: B Annual Amount: £1877.99 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1000Mbps Upload: 1000Mbps



### Local Authority

Bury Council

Band B

Tax Band Amount: £1877.99

## Room Descriptions

### Ground Floor

#### Vestibule

A double glazed front door, tile flooring and ceiling point.

#### Lounge

UPVC double glazed front window, feature fireplace, wooden flooring, radiator built-in storage cupboards and shelves, meter cupboard, ceiling coving and ceiling point.

#### Dining Room

Large storage cupboard, radiator, tiled flooring, ceiling coving, ceiling point and stairs leading to the first floor landing.

#### Kitchen

A modern range of wall and base units with complementary worksurface, one and a half bowl sink unit with drainer, gas cooker with four ring gas hob, extractor unit above, part tiled walls, plumbed for washing machine, radiator, tiled flooring, combi boiler, ceiling spotlights, UPVC double glazed rear window and stable back door.

### First Floor

#### Landing

Loft access with pull down ladders, ceiling coving and ceiling point.

#### Bedroom One

UPVC double glazed front window, radiator, wooden flooring and ceiling point.

#### Bedroom Two

UPVC double glazed front window, radiator and ceiling point.

#### Bedroom Three

UPVC double glazed rear windows, radiator and ceiling point.

#### Family Bathroom

A modern three-piece white suite comprising of a panel bath with mixer tap and showerhead, low level WC, wash hand basin with storage cupboards underneath, towel radiator, part tiled walls, tiled flooring, ceiling spotlights and UPVC double glazed rear window.

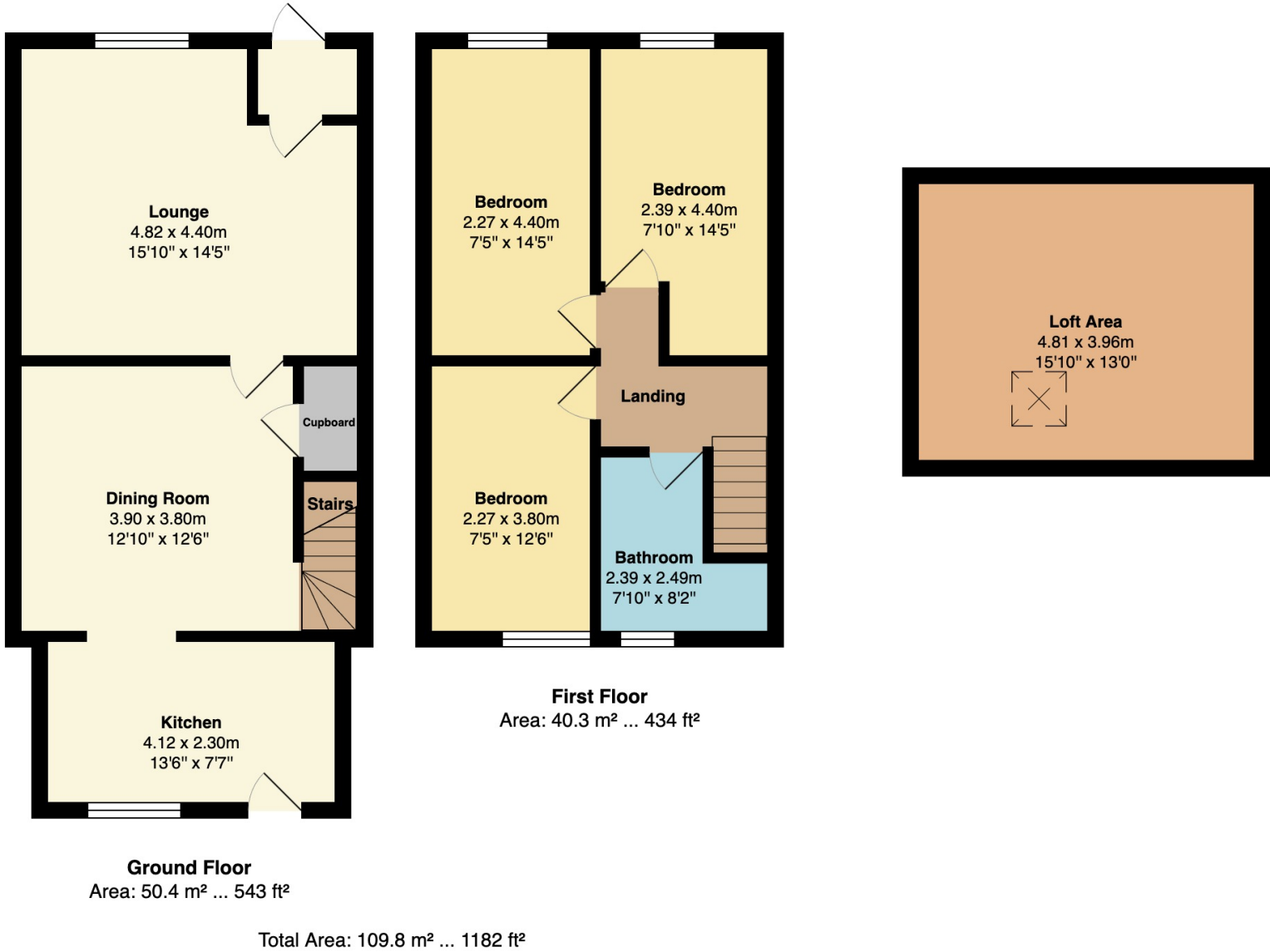
### Outside

#### Yard

An enclosed paved yard, borders and shrubs, outside water tap, gas meter and gated access to the rear.



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.