

£215,000  
Leasehold



JON SIMON

**JON SIMON**  
ESTATE AGENTS



### Features

- Well Presented Three Bedroom Mid Town House
- Open Plan Spacious Downstairs Living Accommodation
- Sold With No Onward Chain
- Good Sized Private Garden To Rear
- Well Sought After Location, Close To Ramsbottom Town Centre & Transport Links
- Fitted Kitchen
- Garage & Ample Driveway Parking
- Three Piece Shower Room
- Viewing Highly Recommended and Strictly by Appointment Only

### Summary of Property

**\*\* SOLD WITH NO ONWARD CHAIN \*\* LARGE REAR GARDEN \*\*** JonSimon are pleased to bring to the market this three bedroom mid town house, situated close to Ramsbottom Town Centre, close to local amenities and easy onward drive to the motorway and near to the transport links. The property is being sold with no onward chain and is vacant possession. In brief the property comprises of open plan downstairs living accommodation, comprising of lounge and dining area, modern fitted kitchen with access to rear garden and garage. To the first floor there are three bedrooms and a three piece shower room. The property benefits from gas central heating and double glazing throughout. The property offers a block paved driveway parking for two vehicles with a large garden to rear. A Must See!! Viewing is highly recommend to appreciate the charm and size of property.

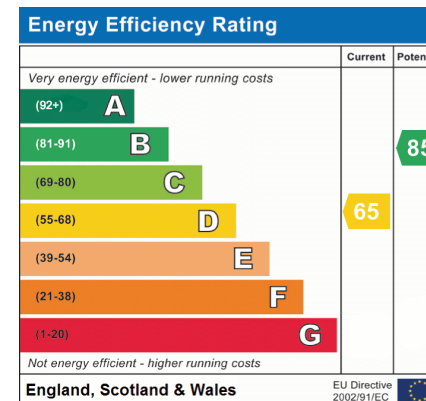
Tenure: Leasehold, Lease Term: 999 years Lease end date: TBC

Local Authority/Council Tax: Bury Council: B Annual Amount:£1796.56 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 53Mbps Upload: 10Mbps

Mobile Coverage: EE - Limited, Vodafone - Limited, Three - Likely, O2 - Limited



### Local Authority

Rossendale Council

Band B

Tax Band Amount: £1796.56

## Room Descriptions

### Ground Floor

#### Hallway

UPVC front door and window, radiator and wall light.

#### Lounge/Dining Room

UPVC double glazed front window, UPVC double glazed sliding patio doors, ceiling coving, ceiling points and stairs leading to the first floor landing.

#### Kitchen

A range of wall and base units with complementary worksurface, single bowl sink unit with drainer, four ring electric hob with extractor unit above, double electric oven, part tiled walls, plumbed for washing machine, integrated fridge, radiator, ceiling point, stairs storage, UPVC double glazed rear window and UPVC double glazed back door.

### First Floor

#### Landing

Loft access, radiator and ceiling point.

#### Bedroom One

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

#### Bedroom Two

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

#### Bedroom Three

UPVC double glazed rear window, radiator, built-in cupboards housing the combi boiler and ceiling point.

#### Shower Room

Three-piece white suite comprising of a large walk-in shower unit, low level WC, wash hand basin, tiled walls, towel radiator, ceiling point and UPVC double glazed rear window.

### Outside

#### Garage

Electric up and over garage door, gas and electric meters, ceiling point and water tap.

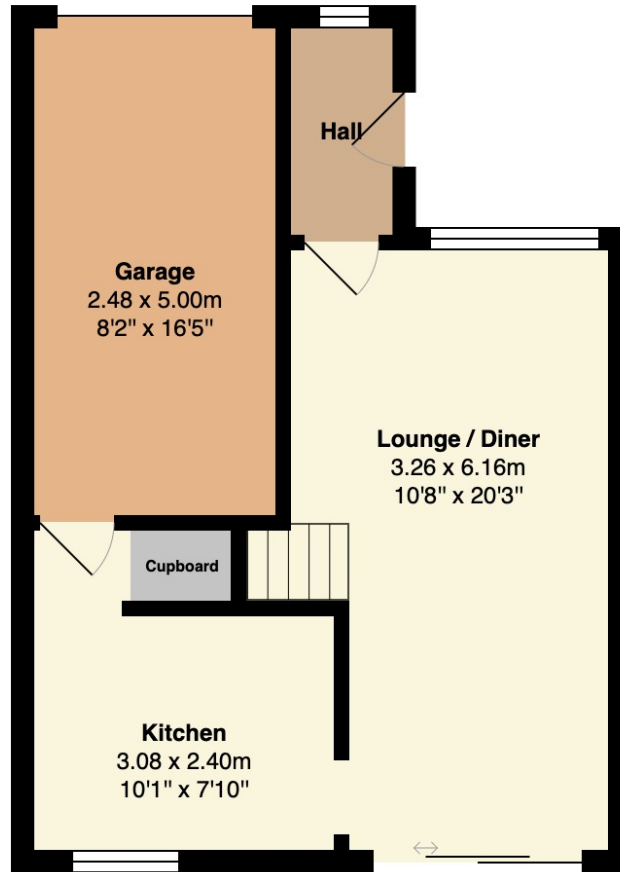
#### Gardens & Parking

Front: Block paved driveway for multiple cars, borders and shrubs and fence panels surround.

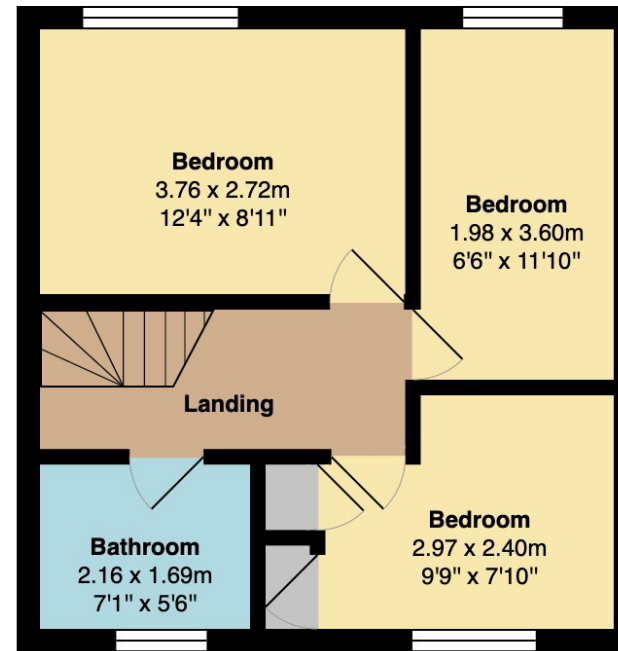
Rear: A flagged patio area, borders and shrubs, wooden shed, fence panels surround and gated access to the rear.



# Floorplan



**Ground Floor**  
Area: 44.7 m<sup>2</sup> ... 482 ft<sup>2</sup>



**First Floor**  
Area: 36.3 m<sup>2</sup> ... 391 ft<sup>2</sup>

Total Area: 81.1 m<sup>2</sup> ... 873 ft<sup>2</sup>

## 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.