

£165,000
Freehold



JON SIMON
ESTATE AGENTS



Features

- A well presented two bedroom semi-detached house
- Sold with no onward chain
- The home requires a programme of renovation and finishing
- Ideally suited to the growing family or first time buyers
- Entrance hallway & guest wc
- Spacious Lounge
- Dining Kitchen & Storage Cupboard
- Two double sized bedrooms
- Fully double glazed and gas central heating
- Three piece white shower room
- Well maintained front and rear gardens
- Ramsbottom centre & motorway network within easy reach
- Walking distance from both local primary & secondary schools
- Freehold Property
- Viewing is recommended to appreciate the accommodation on offer
- Strictly by appointment only via our Ramsbottom office

Summary of Property

**** SOLD WITH NO ONWARD CHAIN - VACANT POSSESSION ** FREEHOLD PROPERTY ** GOOD SIZED REAR GARDEN **** A two double bedroom semi-detached family home situated in the heart of Ramsbottom village. The property is within easy walking distance of a wide range of local amenities, including shops, schools, restaurants and bars, with excellent access to the motorway network for commuting. The home requires a programme of renovation and finishing, offering great potential. Internally, the well-proportioned accommodation briefly comprises an entrance hallway, living room, fitted dining kitchen with a large storage cupboard, guest WC, two first-floor double bedrooms, and a modern three-piece shower room. Externally, there is a gravelled driveway providing off-road parking, while to the rear is a substantial garden with a patio area. Additional benefits include gas central heating, double glazing throughout with the property being sold with no onward chain and is vacant. Early viewing is highly recommended to fully appreciate the accommodation on offer via our Ramsbottom office.

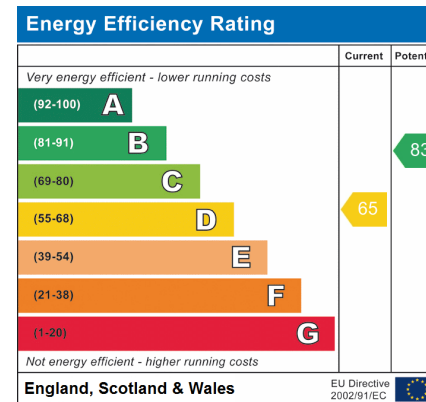
Tenure: Freehold

Local Authority/Council Tax: Bury Council: A Annual Amount: £1609.72 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 2000Mbps Upload: 2000Mbps

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



Local Authority

Bury Council

Band A

Tax Band Amount: £1609.72

Room Descriptions

Ground Floor

Entrance Hallway

UPVC double glazed front door, radiator, ceiling point, meter cupboard and stairs leading to the first floor landing.

Lounge

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

Dining Kitchen

A range of base units with complementary worksurface, single bowl sink unit with drainer, plumbing for washing machine, part tiled walls, combi boiler, UPVC double glazed rear window and UPVC double glazed back door.

Storage cupboard: UPVC double glaze side window, power points and ceiling point

Guest WC

A two-piece white suite comprising of a low-level WC, wash hand basin, wall, ceiling point and UPVC double glazed rear window.

First Floor

Landing

UPVC double glazed side window, loft access and ceiling point.

Bedroom One

UPVC double glazed front window, radiator, built-in wardrobe, built-in shelves and ceiling point.

Bedroom Two

UPVC double glazed window, radiator and ceiling point.

Family Bathroom

A modern three-piece suite comprising of a walk-in shower unit, low-level WC, wash hand basin, part tiled walls, radiator, ceiling point and UPVC double glazed rear window.

Outside

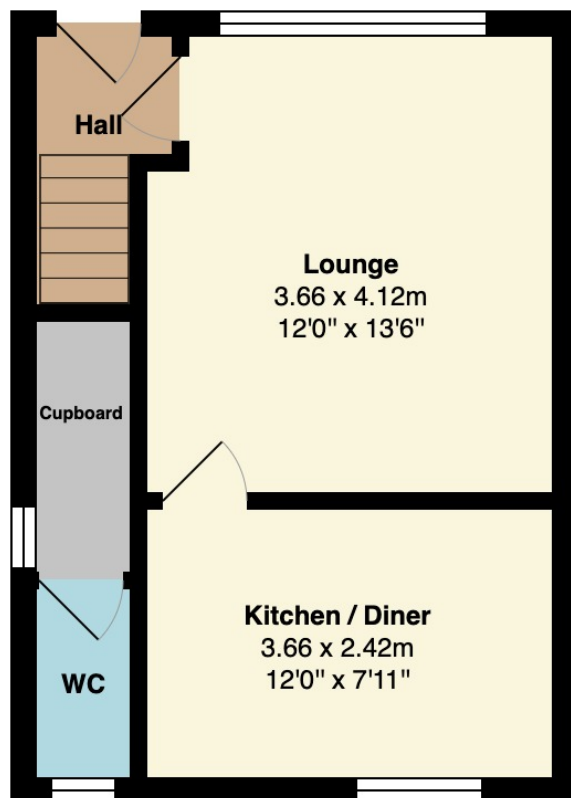
Gardens

Front: Gravel driveway with borders and shrubs.

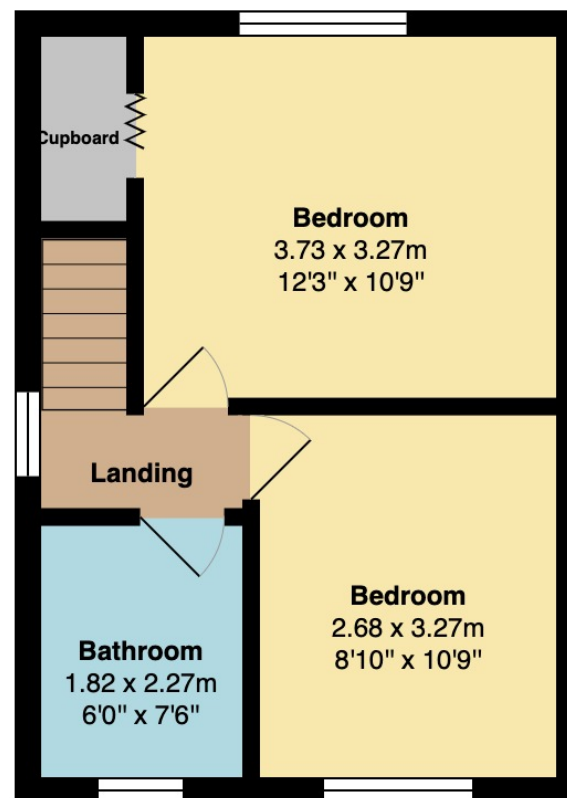
Rear: Flagged patio area, steps leading down to the lawn area with borders and shrubs.



Floorplan



Ground Floor
Area: 31.2 m² ... 336 ft²



First Floor
Area: 31.2 m² ... 336 ft²

Total Area: 62.4 m² ... 672 ft²

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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