

£415,000
Leasehold



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JON SIMON
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Features

- CONSTRUCTED CIRCA 2014
- STUNNING FOUR BEDROOM STONE BUILT TOWN HOUSE
- SOLAR PANELS
- LIGHT & AIRY ACCOMMODATION
- SOUGHT AFTER LOCATION CLOSE TO EXCELLENT LOCAL SCHOOLS, COUNTRY WALKS & VILLAGE AMENITIES
- MODERN GUEST WC, EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- GARAGE & BLOCK PAVED DRIVEWAY
- STUNNING FITTED KITCHEN & DINING AREA
- OPEN PLAN LIVING ROOM & DINING AREA
- BEAUTIFUL REAR GARDEN WITH PATIO AREA
- GAS CENTRAL HEATED AND DOUBLE GLAZED
- VIEWING IS ESSENTIAL TO BE FULLY APPRECIATED

Summary of Property

**** STUNNING INTERIOR ** CENTRALLY POSITIONED IN RAMSBOTTOM ** LARGE OPEN PLAN LOUNGE & DINING ROOM ** MUST SEE PROPERTY **** JonSimon Estate Agents are thrilled to present for sale this immaculately presented, four-bedroom stone-built townhouse located in the picturesque town of Ramsbottom, with Holcombe Hill as a backdrop. This versatile property spans three floors and is in walk-in condition, making it suitable for a variety of buyers. The property layout is as follows: First Floor: Entrance hallway with large storage cupboards, modern guest WC, and a stunning dining kitchen with French patio doors leading to the garden. Second Floor: Landing area, open-plan lounge and dining area plus a fourth bedroom. Third Floor: Landing area, three good-sized bedrooms, with the main bedroom featuring a modern en-suite shower room, along with a four-piece white family bathroom. Outside, the property boasts a garage with an electric door, a block-paved driveway for off-road parking, and a well-sized, well-maintained enclosed rear garden with patio area.

Located on Square Street, this property offers ideal access to the abundance of award-winning restaurants, cafes, and independent retailers in the town centre, all within walking distance. Properties of this type rarely come to market this close to the centre of Ramsbottom. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

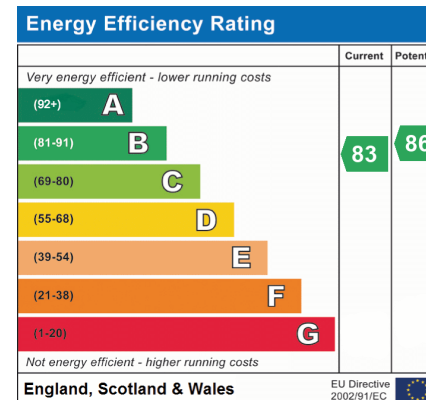
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: D Annual Amount: £2288.80 Approx.

Flood Risk: Low

Broadband availability: Superfast: Download: 1000Mbps Upload: 1000Mbps

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



Local Authority

Bury Council

Band D

Tax Band Amount: £2288.8

Room Descriptions

Ground Floor

Entrance Hallway

Composite front door, UPVC double glazed front window, laminate flooring, radiator, alarm pad, ceiling point, large storage cupboard, under the stairs storage cupboard plumbed for washing machine, stairs leading to the first floor landing.

Guest WC

A modern two piece white suite comprising of a low level WC, wash hand basin, chrome towel radiator, tiled flooring, part tiled walls, extractor unit, ceiling point, UPVC double glazed front window.

Dining Kitchen

Superb fitted kitchen with a range of wall and base units with complimentary worksurface, one and half bowl sink unit with drainer, five ring gas hob, extractor unit above, two electric ovens, integrated fridge, freezer, microwave and dishwasher, under unit lighting, combi boiler, wood effect flooring, radiator, ceiling spotlights, ceiling point, UPVC double glazed rear window and French patio doors..

First Floor

Landing

Ceiling point, radiator and stairs leading to the second floor.

Lounge & Dining Room

UPVC double glazed front and rear windows, radiators, TV point and ceiling points.

Bedroom Four

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

Second Floor

Landing

UPVC double glazed side window, loft access with pulldown ladder, radiator, storage cupboard and ceiling point.

Bedroom One

UPVC double glazed front window, radiator and ceiling point.

En-Suite Shower Room

A modern three piece suite comprising of a low level WC, wash hand basin, walk-in shower unit, fully tiled walls and flooring, extractor unit and ceiling spotlights.

Bedroom Two

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

Bedroom Three

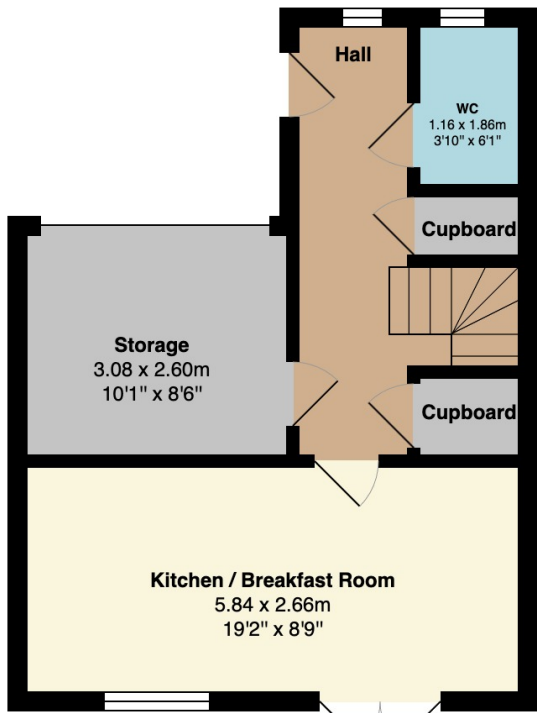
UPVC double glazed front window, radiator and ceiling point.

Family Bathroom

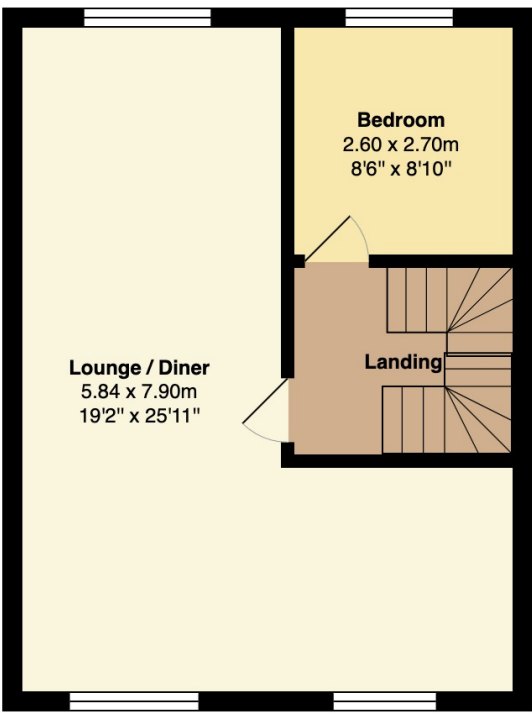
A modern four piece white suite comprising of a panelled bath with mixer tap, walk-in shower



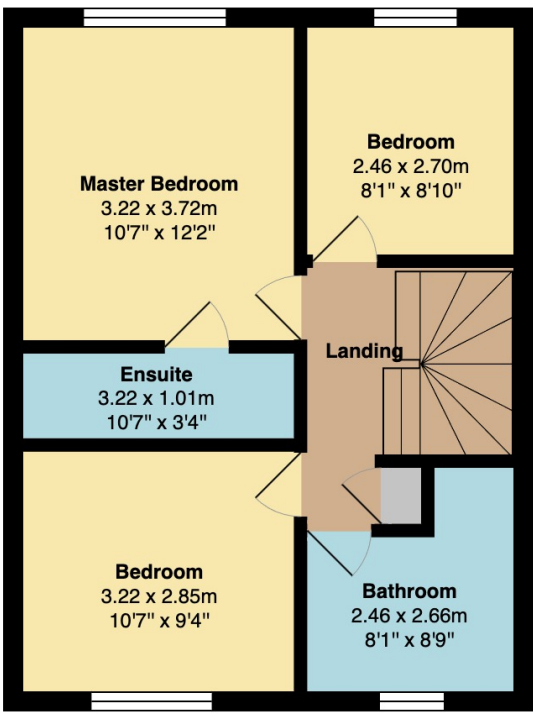
Floorplan



Ground Floor
Area: 38.1 m² ... 410 ft²



First Floor
Area: 46.1 m² ... 497 ft²



Second Floor
Area: 46.1 m² ... 497 ft²

Total Area: 130.4 m² ... 1403 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.