

£250,000  
Leasehold



PLEASANT VIEW

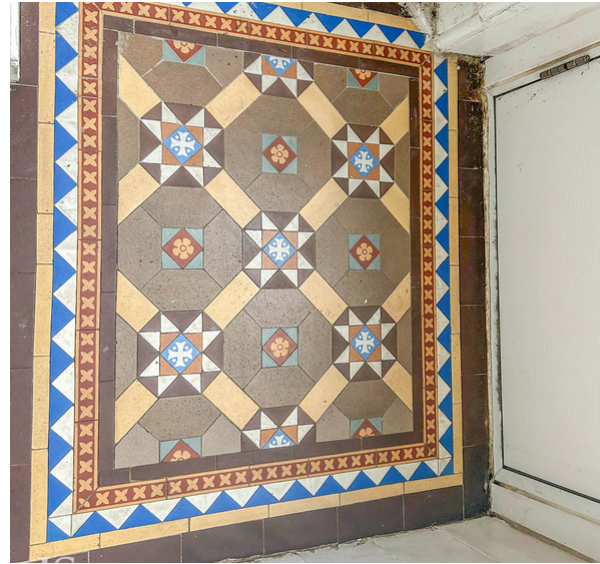
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JON SIMON  
ESTATE AGENTS

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### Features

- Stunning Two Bedroom Elevated Stone Terrace
- Entrance Vestibule & Spacious Lounge
- Open Plan Extended Dining Kitchen
- Modern Guest WC & Rear Vestibule
- Fully Double Glazed & Gas Central Heating
- Two Good Size Bedrooms
- Superb Shower Room
- Close Proximity to Local Amenities & Motorway Networks
- Front Views Over Ramsbottom
- Bright & Airy Accommodation
- Viewing is highly recommended on this excellent property and is strictly by appointment only

## Summary of Property

**\*\* BREATHTAKING ELEVATED STONE TERRACE \*\* STUNNING OPEN PLAN DINING KITCHEN \*\* SUPERB SHOWER ROOM \*\* MUST SEE!! \*\*** Whalley Road, Ramsbottom offers a beautifully presented and fully refurbished two-bedroom stone terrace, set in an elevated position with views over the town center. This bright and airy home is ready for immediate move-in and is a must-see. Conveniently located near a variety of amenities including schools, shops, Ramsbottom Centre, and the motorway network, the accommodation includes: a vestibule entrance with original tiled flooring, a spacious living room, an open-plan kitchen and dining area with a modern fitted kitchen, a rear porch, and a modern WC/cloakroom. Upstairs, there are two generously sized bedrooms and a stunning three-piece shower room. Outside, steps lead to a charming Indian stone patio at the front of the property, and there is a private, enclosed Indian paved yard at the rear. The home benefits from gas central heating and full double glazing. Viewing is highly recommended and is strictly by appointment through our Ramsbottom office. Elevated

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

Annual Amount:£3.00

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

Flood Risk: Very Low

Broadband availability: Superfast: Download: 160Mbps Upload: 21Mbps

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

### Local Authority

Bury Council  
Band B

Tax Band Amount: £1796.56

## Room Descriptions

### Ground Floor

#### Entrance Vestibule

UPVC double glazed front door and tiled flooring.

#### Lounge

UPVC double glazed window to the front.

#### Dining Area

Stairs to the first floor, oak laminate flooring, understairs storage open through to the kitchen.

#### Kitchen

A contemporary fitted kitchen with range of wall and base units, appliances include gas hob, oven and extractor, fridge, freezer and washing machine, white oak style tiled flooring and elevations, UPVC double glazed window to the rear.

#### Rear Vestibule

UPVC double glazed rear door and tiled flooring.

#### Guest WC

A two piece white suite comprising of a low level w/c, wash hand basin, tiled flooring, combi boiler and UPVC double glazed side window.

### First Floor

#### Landing

Ceiling spot lights.

#### Bedroom One

UPVC double glazed window to the front, radiator and ceiling spot lights.

#### Bedroom Two

UPVC double glazed window to the rear, radiator and ceiling spot lights.

#### Family Shower Room

Stunning and spacious, fitted shower room comprising, wc, wash hand basin set in decorative oak stand, oversized shower cubicle, heated towel rail, UPVC double glazed window to the rear.

### Outside

#### Gardens

Outside there are steps up to the property and a stone paved patio area and to the rear there is also a paved enclosed private rear yard.



**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.