

£1,200
pcm



JON SIMON
ESTATE AGENTS

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Features

- A stunning two double bedroom mid stone terrace property
- Entrance Porch & Spacious Lounge with feature fire
- Stunning dining kitchen with appliances
- Gas central heated, double glazed throughout & solar panels
- Superb Three Shower Room
- Available immediately
- Beautiful enclosed rear yard and garden frontage
- Situated close to all local amenities and transport links
- Brand new carpets, kitchen, shower room & combi boiler
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** STUNNING INTERIOR ** AVAILABLE IMMEDIATELY ** TWO GOOD SIZED BEDROOMS ** BRAND NEW KITCHEN & SHOWER ROOM ** ONE-OF-A-KIND CONDITION!! **** Nuttall Lane, Ramsbottom is a superbly presented, stone-built terrace offers two generously sized double bedrooms and a beautifully finished interior. Ideally located on a popular street, it's within walking distance of Ramsbottom town centre and just a short drive from the motorway network, making it perfect for commuters. The property benefits from UPVC double glazing and gas-fired central heating, as well as excellent energy efficiency features, including solar panels, a new combi boiler, an EV charging point, and insulated walls and loft space — all contributing to impressively low energy costs. The accommodation comprises an entrance porch leading into a welcoming living room with a feature fireplace, followed by a stunning dining kitchen complete with integrated appliances. On the first floor, there are two spacious double bedrooms and a modern, well-appointed three-piece shower room. The second floor offers a useful loft room, ideal for storage. Outside, the home features a garden forecourt to the front and an enclosed rear garden with a stone-built shed. Viewing is highly recommended and strictly by appointment only through our Ramsbottom office.

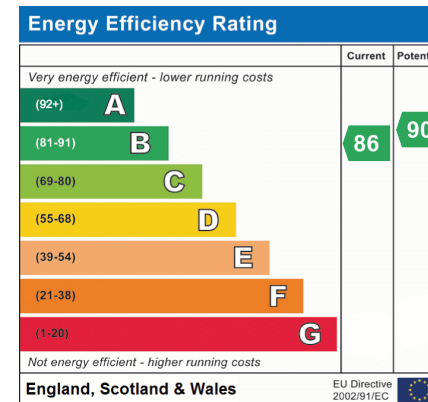
Deposit = £1200.00

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

Flood Risk: Very Low

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

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



Local Authority

Bury Council
Band A

Tax Band Amount: £1609.72

Room Descriptions

Ground Floor

Porch

Lounge

Dining Kitchen

First Floor

Landing

Bedroom One

Bedroom Two

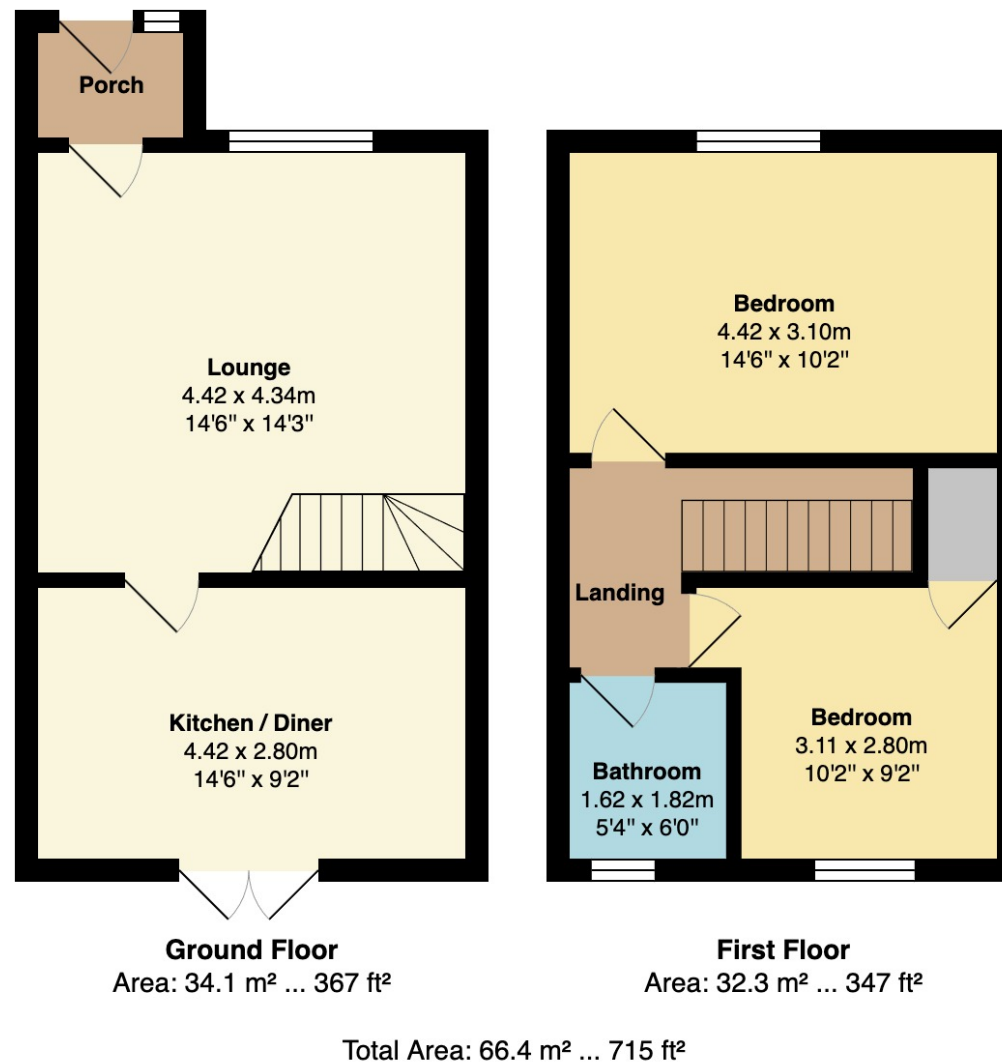
Shower Room

Outside

Gardens



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.

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