

£200,000  
Freehold



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www.jonsimon.co.uk  
01922 445 956

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## Features

- A Superb Two Bedroom Victoria Terrace Ready to Move Straight into
- All rooms Re-Plastered and Redecorated, New Internal Doors Throughout
- Spacious Lounge With Feature Fireplace With Log Burner
- Brand New Fitted Dining Kitchen with Appliances
- New Rear Rain Water outlets, Guttering and Soil Stack Plus Fibreglass Lined Front Stone Gutters
- Situated on a Quiet Private Road in Ainsworth Village
- Sold With No Onward Chain
- Parking at the front and rear of the property
- Large Enclosed Rear Yard with Double Gates
- Brand New Shower Room
- EPC Rating - C
- Close to Amenities and Highly Regarded Schools
- Viewing highly recommended and strictly by appointment only

## Summary of Property

**\*\* WOW!! MUST SEE!! \*\* BRAND NEW DINING KITCHEN & SHOWER ROOM \*\* PARKING FOR 2 VEHICLES \*\* SOLD WITH NO ONWARD CHAIN \*\*** This stunningly presented two-bedroom Victorian mid-terrace property is available with no onward chain, making it an ideal choice for first-time buyers. Ready to move into with only your furniture needed, the home offers personalization potential and is situated on a quiet, private road in Ainsworth village. It includes a brand-new, modern kitchen, a new shower room, a Worcester Bosch gas combi boiler, and both front and rear parking options. Conveniently located near Bury and Bolton town centers, the property provides easy access to major motorways and public transport. The ground floor features a spacious lounge with a charming log-burning stove and a well-equipped dining kitchen with integrated appliances. Upstairs, you'll find two generously sized bedrooms and a modern three-piece shower room. The front entry opens to a fully paved, walled garden, while the rear boasts an expansive, enclosed block-paved courtyard with double-gated access, perfect for parking multiple vehicles. Viewing is highly recommended to appreciate this stunning property; appointments are available exclusively through our Ramsbottom office.

Tenure: Freehold

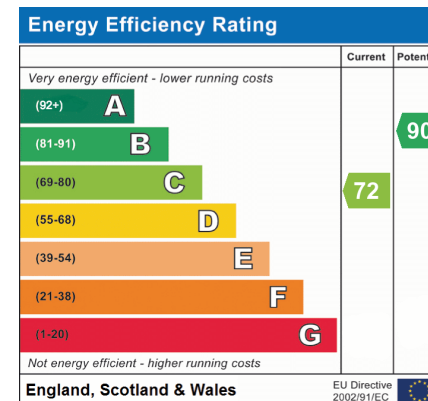
Local Authority/Council Tax

Bury Council: B Annual Amount: £1780.17 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 1000Mbps Upload: 100Mbps



## Local Authority

Bury Council

Band B

Tax Band Amount: £1780.17

## Room Descriptions

### Ground Floor

#### Lounge

A composite double glazed front door, UPVC double glazed front window, radiator, feature log burning stove, meter cupboard, ceiling point and hive central heating system.

#### Dining Kitchen

A brand-new modern fitted kitchen with a range of wall and base units with complementary work surfaces, breakfast bar, four ring gas hob with extractor unit above, electric oven, integrated dishwasher, plumbed for washing machine, 1 1/2 bowl sink unit with drainer, combi boiler, radiator, laminate flooring, ceiling spotlights, UPVC double glazed rear window and UPVC double glazed back door. New kitchen floor slab with damp proof membrane.

### First Floor

#### Landing

Ceiling spotlights.

#### Bedroom One

UPVC double glazed front window, radiator, wall lights, large walk-in cupboard, TV point and

ceiling spotlights.

#### Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

#### Shower Room

A brand-new modern three-piece white suite comprising of a large walk-in shower unit, low level WC, wash hand basin with storage cupboard underneath, wall mounted mirror, chrome towel radiator, extractor unit and ceiling spotlights.

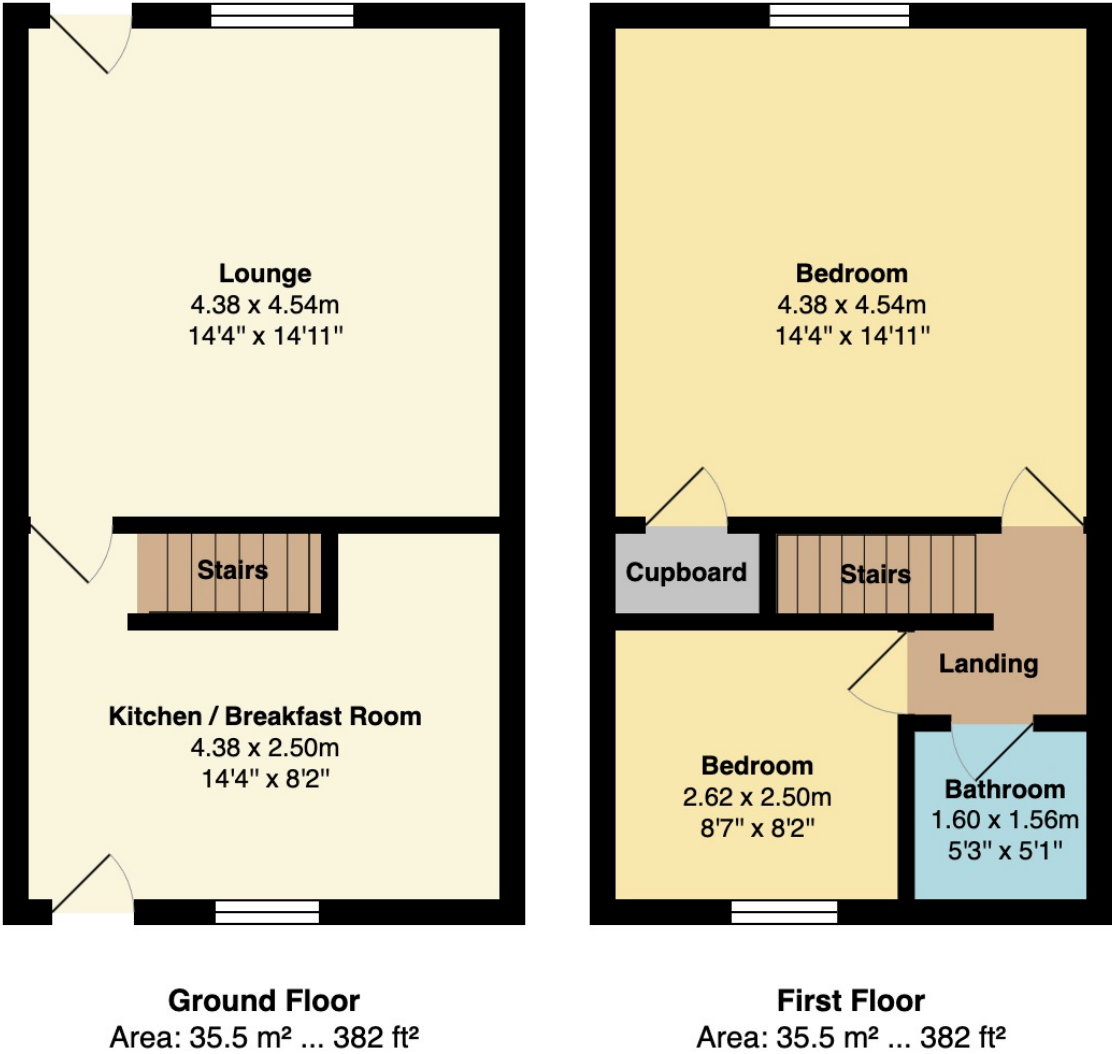
### Outside

#### Yard & Parking

Front: Allocated space to the front for one vehicle, paved area with dwarf brick wall.

Rear: Large enclosed rear yard with block paving, double gates providing off-road parking for one vehicle. New K-Rend to the rear wall.





**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.