

£425,000
Leasehold



JS 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
- DESIGNER GUEST WC, EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- GARAGE & BLOCK PAVED DRIVEWAY
- OPEN PLAN LIVING, KITCHEN & DINING AREA
- BEAUTIFUL REAR GARDEN WITH PATIO AREAS
- SEPARATE SITTING ROOM
- GAS CENTRAL HEATED AND DOUBLE GLAZED
- VIEWING IS ESSENTIAL TO BE FULLY APPRECIATED

Summary of Property

**** STUNNING INTERIOR ** CENTRALLY POSITIONED IN RAMSBOTTOM ** BEAUTIFUL REAR GARDEN ** MUST SEE PROPERTY ****
 JonSimon Estate Agents are thrilled to present for sale this immaculately presented, four-bedroom stone-built end 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 sitting room with French patio doors leading to the garden. Second Floor: Landing area, open-plan lounge, dining area, stunning kitchen, and 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 designer 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 areas.

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.

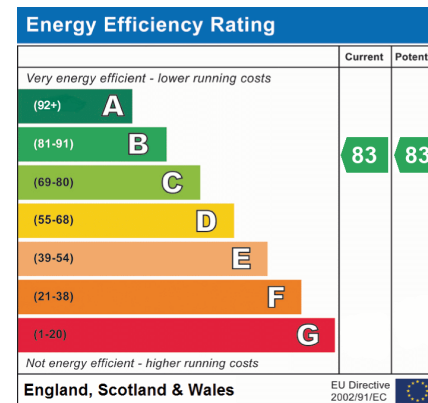
Tenure: Leasehold

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

Flood Risk: Very Low

Broadband availability: Superfast: Download: 76Mbps Upload: 18Mbps

Mobile Coverage: EE - Medium, Vodafone - Medium Three - Medium, O2 - Medium



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, tiled 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 Villeroy & Boch 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.

Sitting Room

UPVC double glazed French patio doors, radiator, TV point, tiled flooring and ceiling point.

First Floor

Landing

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

Lounge

UPVC double glazed front window, feature coal effect gas fire with surround, radiator, TV point and ceiling point.

Open Plan Dining Kitchen

Superb fitted kitchen with a range of wall and base units with complimentary work surface, one and half bowl sink unit with drainer, five ring gas hob, extractor unit above, double electric oven, integrated fridge, freezer and dishwasher, under unit lighting, tiled flooring, radiator, ceiling spotlights, ceiling point 2 UPVC double glazed rear windows.

Bedroom

UPVC double glazed front windows, 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.

Main Bedroom

UPVC double glazed front window, radiator and ceiling point.

En-Suite Shower Room

A modern three piece designer Villeroy & Boch 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

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

Bedroom

UPVC double glazed front window, radiator and ceiling point.

Family Bathroom

A modern four piece white Villeroy & Boch suite comprising of a tiled bath with mixer tap, walk-in shower unit, wash hand basin, low level WC, fully tiled walls and flooring, wall light, chrome towel radiator, extractor unit, ceiling spotlights and UPVC double glazed rear window.

Outside

Garage

Electric remote controlled roller garage door, meter cupboard, combi boiler, plumbed for dryer, power points, ceiling point and UPVC double glazed French patio doors.

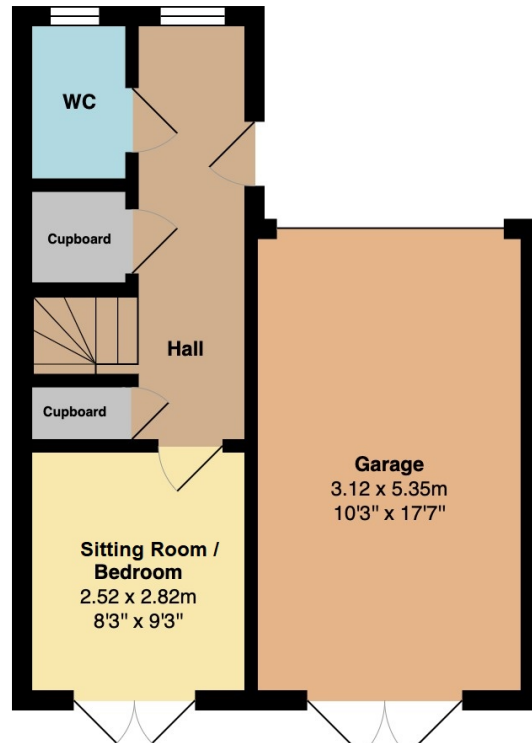
Gardens & Parking

Front: Block paved driveway for several cars, borders and shrubs.

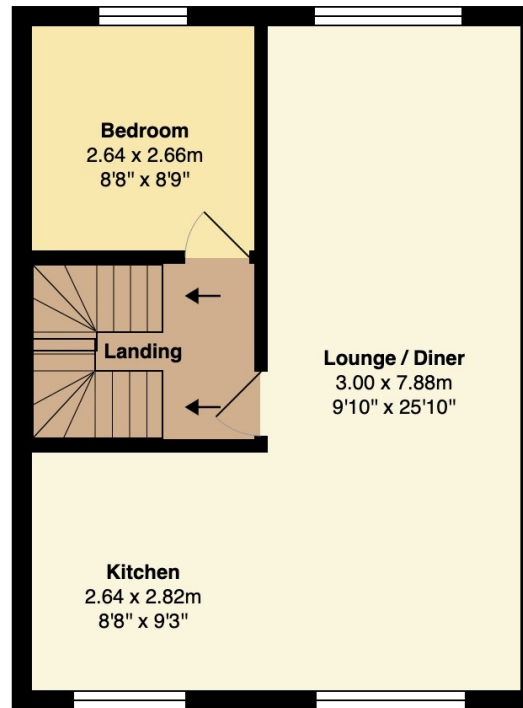
Rear: A well-maintained rear garden with paved patio area, lawn area, well maintain boards, stone steps leading to additional paved patio area, outdoor light, outside water tap and gated access to the side.



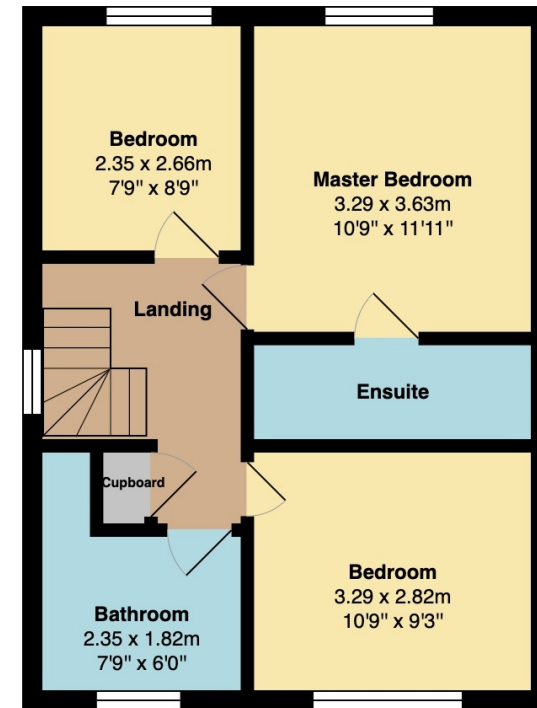
Floorplan



Ground Floor
Area: 37.4 m² ... 403 ft²



First Floor
Area: 45.7 m² ... 492 ft²



Second Floor
Area: 45.7 m² ... 492 ft²

Total Area: 128.8 m² ... 1387 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.