

£220,000
Leasehold



JON SIMON
FOR SALE

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Features

- A Beautiful Two Double Bedroom
- Stone Terrace
- Sold With No Onward Chain
- Spacious Lounge with Feature Fireplace
- Separate Dining Room
- Modern Fitted Kitchen
- Modern Four Piece Bathroom Suite
- Gas Central Heated & Double Glazed Windows
- Enclosed Rear Yard
- Situated a short distance from Holcombe Brook and Ramsbottom centre
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** WELL PRESENTED GARDEN FRONTED TWO DOUBLE BEDROOM STONE MID TERRACE ON A VERY POPULAR ROAD ** TWO RECEPTION ROOMS ** MODERN FITTED KITCHEN & FOUR PIECE FAMILY BATHROOM SUITE ** SOLD WITH NO CHAIN ** MUST SEE! ** Set along the ever-popular Bolton Road West, in a slightly elevated position between Holcombe Brook and Ramsbottom, this beautifully modernised two-bedroom stone mid-terrace combines character with contemporary comfort. Ideal for first-time buyers or those looking to downsize, the property is just a short drive from Ramsbottom's lively town centre. Inside, the home features an entrance vestibule leading into a spacious reception room with a charming fireplace, a separate dining room, and a stylish, well-equipped modern kitchen, providing excellent practicality. Upstairs, there are two well-proportioned bedrooms offering comfortable living space, along with a sleek four-piece contemporary bathroom. Conveniently located near Ramsbottom's vibrant selection of shops, cafés, and well-regarded schools, the property also enjoys easy access to nearby countryside walks and local parks, perfect for those seeking a balance between town and rural living. Offered with no onward chain, early viewing is highly recommended and strictly by appointment through our Ramsbottom office.**

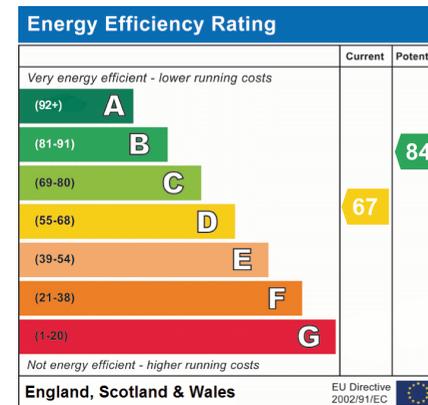
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: B Annual Amount: £1877.99 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 2000Mbps Upload: 2000Mbps

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



Local Authority

Bury Council

Band B

Tax Band Amount: £1877.99

Room Descriptions

Ground Floor

Vestibule

Composite front door and window

Lounge

UPVC double glazed front window, feature fireplace with surround, radiator, meter cupboard and ceiling point.

Dining Room

UPVC double glazed rear window, radiator, storage cupboard and ceiling point.

Kitchen

A modern range of wall and base units with complementary work surface, four ring gas hob with extractor unit above, electric oven, plumbed for washing machine, single bowl sink unit with drainer, Combi boiler, tiled flooring, ceiling spotlights, radiator, UPVC double glazed rear window and UPVC double glazed back door.

First Floor

Landing

Loft access, radiator, ceiling spotlights and wood and glass balustrade.

Bedroom One

UPVC double glazed front window, radiator and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

Family Bathroom

A four piece white suite comprising of a panel bath with mixer taps, walk-in shower unit, WC, wash hand basin, chrome towel radiator, part tiled walls, tiled flooring, ceiling spotlights, extractor unit and UPVC double glazed rear window.

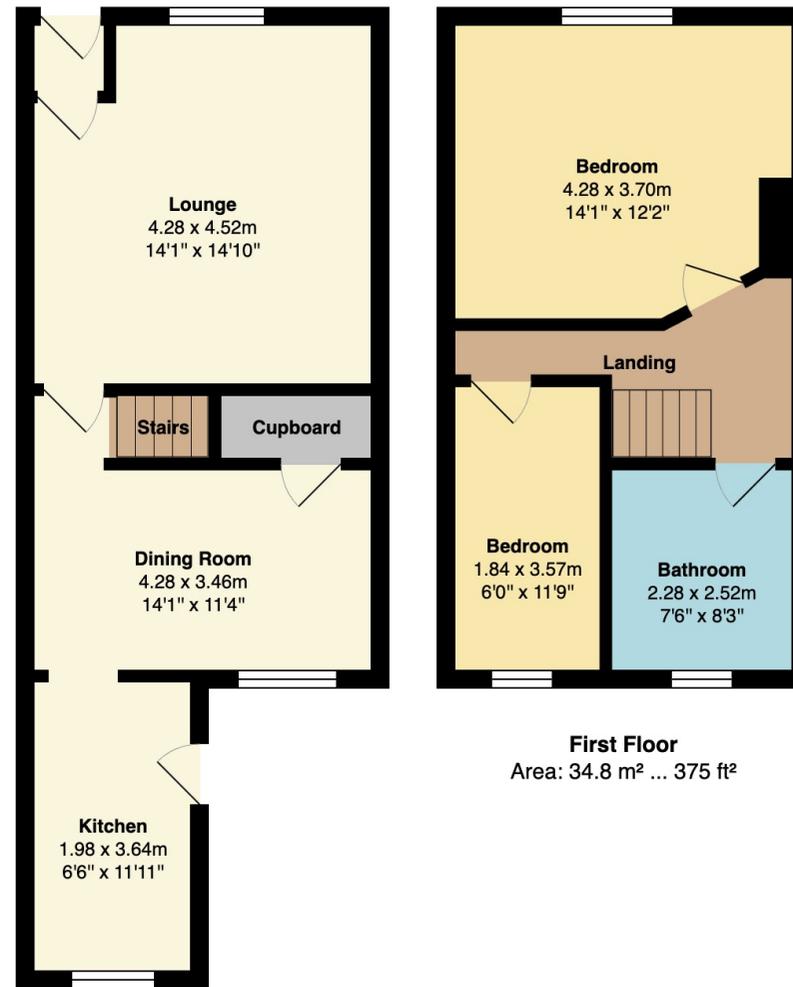
Outside

Yard

Enclosed flagged rear yard with gated access to the rear.



Floorplan



Ground Floor
Area: 42.4 m² ... 456 ft²

First Floor
Area: 34.8 m² ... 375 ft²

Total Area: 77.2 m² ... 831 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.

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