

£175,000
Leasehold



JONSIMON
ESTATE AGENTS

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Features

- Well Presented, Two Bedroom, Mid Stone Terrace Cottage
- Modern Fitted Kitchen
- Bright & Airy Accommodation
- Spacious Lounge
- Gas Central Heating & Double Glazing Throughout
- Superb Three Family Bathroom
- Highly Sort After Location & Walking Distance to Ramsbottom Town Centre
- Conservatory Extension & Workshop
- Balcony at the rear overlooking the rear
- EPC Rating - E
- Viewing highly recommended and is strictly by appointment only
- Close lo local schools, shops and other amenities

Summary of Property

**** SOLD WITH NO ONWARD CHAIN ** A STUNNING, PERIOD MID STONE COTTAGE ** TWO DOUBLE BEDROOMS ** MODERN NEW KITCHEN & BATHROOM ** A MUST SEE!!! TO APPRECIATE CHARM, SIZE & LOCATION **** JonSimon is delighted to introduce to the market this impeccably maintained two-bedroom period mid-stone cottage, conveniently located near Ramsbottom town center. The residence is in pristine condition, boasting gas central heating and double glazing throughout. The layout includes a well-presented spacious living room, modern fitted dining kitchen with steps up to conservatory extension. The property also benefits of a useful workshop leading onto the rear. The first floor features two spacious double bedrooms and a modern, superbly appointed bathroom suite. The property also offers a low-maintenance balcony with a seating area. To truly grasp the charm and spaciousness of this delightful property, viewing is essential and strictly by appointment through our Ramsbottom office.

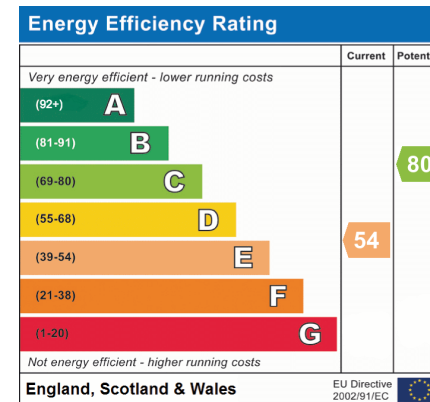
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: A Annual Amount:£1525.86 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 80Mbps Upload: 20Mbps

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



Local Authority

Bury Council
Band A
Tax Band Amount: £1525.86

Room Descriptions

Ground Floor

Lounge

uPVC double glazed front window and composite front door, wall lights, radiator, TV point, ceiling point, laminated flooring and meter cupboard.

Dining Kitchen

A modern fully fitted kitchen with wall and base units, complementary work surface, single bowl sink unit with drainer, four ring ceramic hob with extractor hood above, electric oven, plumbed for washing machine, part tiled walls, ceiling spot lights, combi boiler, radiator, laminated flooring, uPVC double glazed rear window and a stable rear door. Stairs leading to the first floor landing.

Conservatory

uPVC double glazed French patio doors and windows, laminated flooring, wall lights, not overlooked.

Cellar/Workshop

4.27m x 3.58m (14' x 11' 9") Wall lights, power points, water tap and rear door.

First Floor

Landing

Loft access and ceiling point.

Bedroom One

uPVC double glazed front window, radiator, wooden flooring and ceiling point.

Bedroom Two

uPVC double glazed rear window, radiator and ceiling point.

Family Bathroom

A stunning three piece white bathroom suite comprising of a Jacuzzi large bath with shower above, low level w/c, wash hand basin, part tiled walls, laminated flooring, chrome towel radiator, extractor fan, ceiling spot lights and uPVC double glazed rear window.

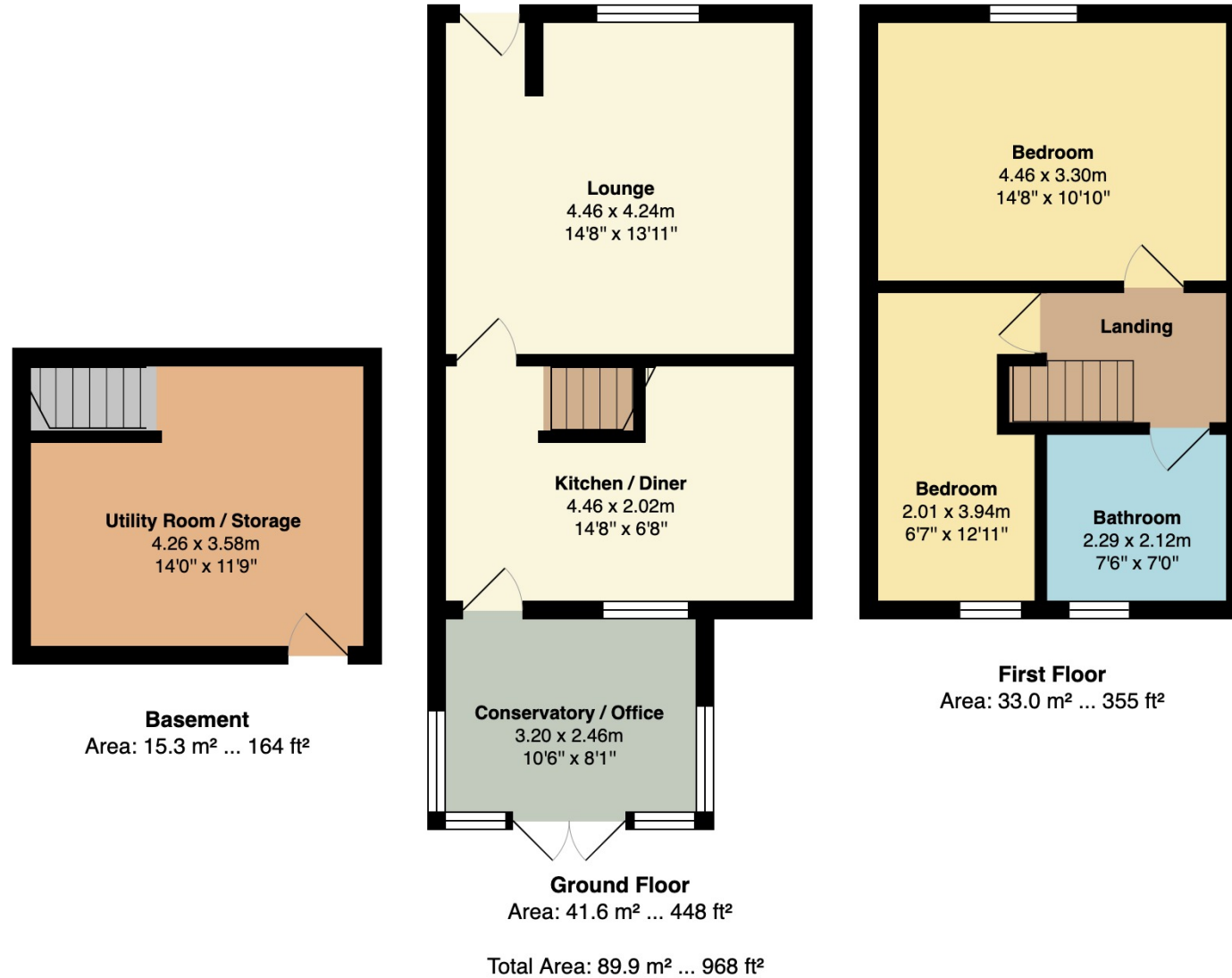
Outside

Balcony

Wrought iron fencing and small seating area.



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.