

£219,995
Leasehold



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Features

- Well Presented Three Bedroom Mid Terrace
- Sold With No Onward Chain
- Spacious Lounge with Feature Fireplace
- Modern Fitted Dining Kitchen & Utility Room
- Set Over Three Floors
- Well Sought After Location, Close to Ramsbottom Town Centre
- Modern Three Piece Shower Room
- Private Rear Yard & Additional Rear Garden/Driveway
- Fully Double Glazed and Gas Central Heating
- EPC Rating - C
- Viewing is an absolute must as interest is due to be high and is strictly by appointment

Summary of Property

**** SOLD WITH NO CHAIN ** WELL PRESENTED THREE BEDROOM EXTENDED MID TERRACE ** WELL SOUGHT AFTER LOCATION ** VIEWING ESSENTIAL TO APPRECIATE CHARM & CHARACTER **** JonSimon are pleased to bring to the market this immaculate three bedroom extended mid terraced property, situated in close proximity to Ramsbottom town centre. The property is well presented and is fitted with gas central heating and double glazing throughout. The property benefits from fantastic walks to Holcombe Tower and local parks and is full of character and charm. The property in brief comprises of vestibule leading into a spacious living room with feature fireplace, stairs to first floor, large kitchen/diner and access to the rear utility room, leading off to rear courtyard, additionally there is a rear garden with flagged driveway for off road parking. To the first floor, there are two bedrooms, family shower room and a further staircase leading to the third bedroom. A Must See!!! Viewing essential to appreciate size and location and strictly by appointment only via our Ramsbottom office.

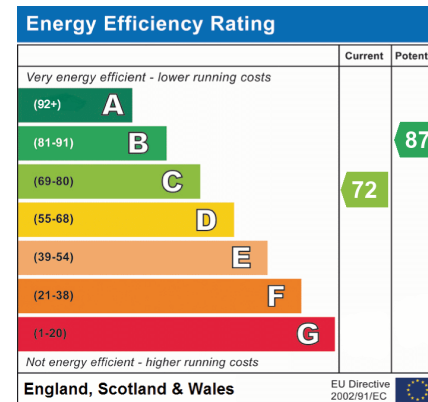
Tenure: Freehold

Local Authority/Council Tax: Bury Council: B Annual Amount:£1780.17 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 68Mbps Upload: 15Mbps

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



Local Authority

Bury Council
 Band B
 Tax Band Amount: £1780.17

Room Descriptions

Ground Floor

Vestibule

1.45m x 1.14m (4'9 x 3'9) - Double glazed door leading to lounge

Lounge

4.57m x 4.27m (15'0 x 14'0) - uPVC double glazed window to front elevation, central heating radiator, centre ceiling light, feature fire place, TV point and meter cupboard.

Dining Kitchen

3.99m x 2.87m (13'1 x 9'5) - uPVC double glazed window with rear elevation overlooking courtyard, fitted with a range of wall and base units with wood effect work tops, splashback tiles, electric oven, four ring gas hob with extractor above, stainless steel sink with side drainage and mixer tap, under stairs storage, tiled floor, centre ceiling light, gas central heating radiator, access to to utility and rear court yard.

Utility Room

1.75m x 2.24m (5'9 x 7'4) - uPVC double glazed window and door to rear, tiled floor, wood effect work top with plumbing for washing machine and centre ceiling light.

First Floor

Landing

Leading off to to two bedrooms, family bathroom, stairs to second floor.

Bedroom One

4.14m x 3.45m (13'7 x 11'4) - uPVC double glazed window with a front elevation, gas central heating radiator, fitted wardrobe and centre ceiling light.

Bedroom Two

3.05m x 2.87m (10'0 x 9'5) - uPVC double glazed window with rear elevation, gas central heating radiator, wooden flooring and fitted wardrobe.

Shower Room

uPVC double glazed frosted window, fitted with a three piece suite, comprising of double shower, low level wc, hand wash basin, chrome heated towel rail and inset spots.

Second Floor

Bedroom Three

5.44m x 3.94m (17'10 x 12'11) - Laminate wood flooring, two Velux windows, centre ceiling light, gas central heating radiator

Outside

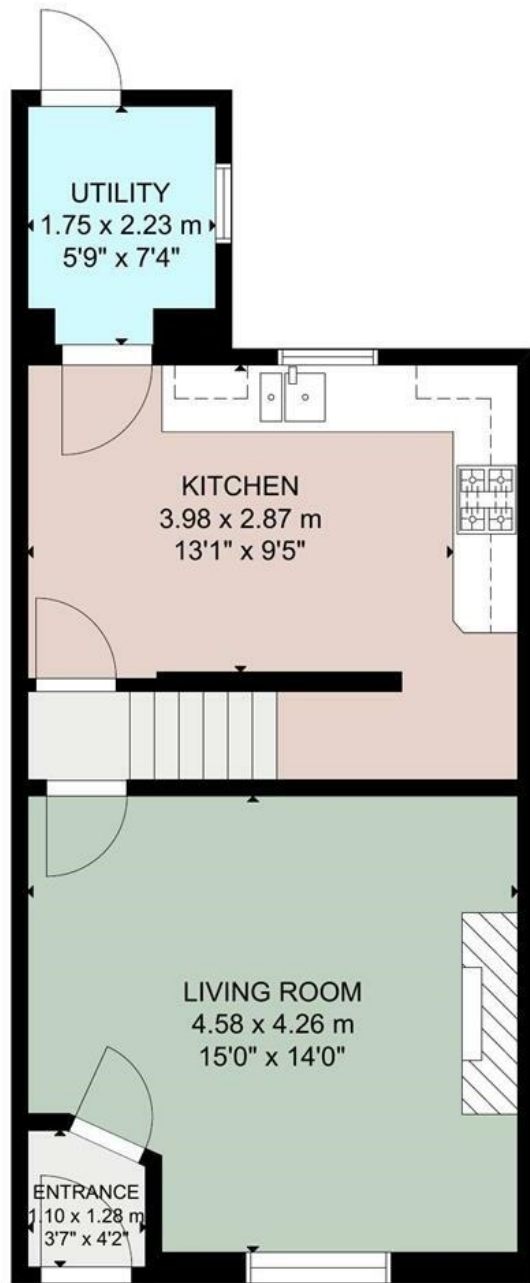
Yard & Garden

Private enclosed block paved rear yard with gate access to rear.

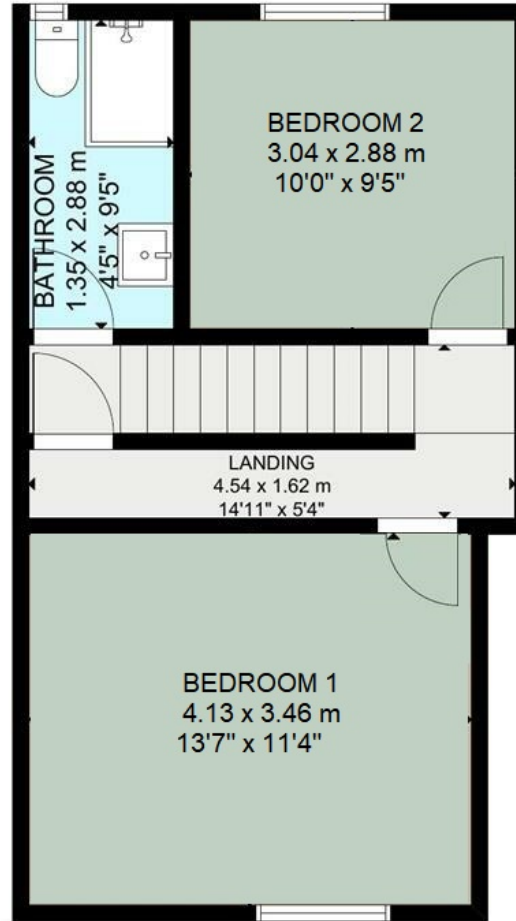
N.B. There is an additional paved area which the vendors have had historic use of, but does not form part of the title.



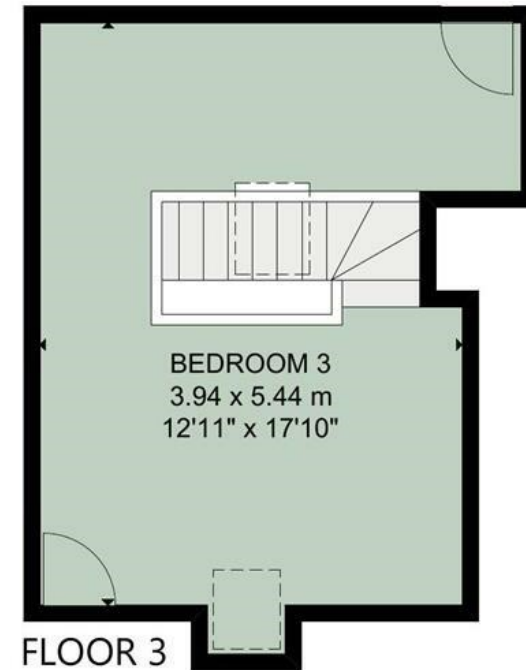
Floorplan



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
TOTAL: 100 m²/1,083 sq ft
FLOOR 1: 41 m²/438 sq ft FLOOR 2: 35 m²/378 sq ft
FLOOR 3: 24 m²/259 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.