

£995
pcm



JON SIMON
ESTATE AGENTS

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Features

- A Beautiful Two Bedroom Semi-Detached Family Home
- Cul-De-Sac Location In Ramsbottom
- Driveway For Ample Off Road Parking
- Fitted Furniture To Both Bedrooms
- Three Piece White Bathroom Suite
- Fully Double Glazed & Gas Central Heating
- Available Immediately
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** AVAILABLE IMMEDIATELY ** QUIET CUL-DE-SAC LOCATION ** MUST SEE! **** A beautifully presented, modern two-bedroom semi-detached home, ideally situated at the head of a cul-de-sac within this highly sought-after residential estate. The property is available immediately and benefits from gas central heating throughout. The accommodation comprises an entrance porch, a spacious living room, and a fitted dining kitchen complete with appliances. To the first floor are two bedrooms, both featuring fitted furniture, along with a family bathroom with shower. Externally, the property offers a garden forecourt and a paved side driveway providing ample off-road parking. To the rear, there is a generously sized, enclosed garden, mainly laid to lawn with a patio area. Early viewing is highly recommended and strictly by appointment through our Ramsbottom office.

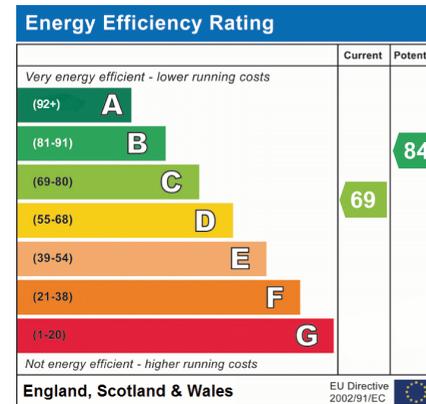
Deposit: £995.00 Min

Local Authority/Council Tax: Bury Council: B Annual Amount: £1987.34 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, variable in-home, O2 - Good outdoor, variable in-home.



Local Authority

Bury Council
Band B
Tax Band Amount: £1987.34

Room Descriptions

Ground Floor

Porch

UPVC double glazed front door and windows, ceiling spotlight and tiled flooring.

Lounge

UPVC double glazed front window, coal effect gas fire with surround, radiator, ceiling coving, stairs leading to the first floor landing.

Dining Kitchen

Range of wall and base units with complimentary work surfaces, 1 1/2 bowl sink unit with drainer, four ring gas hob with extractor unit above, double electric oven, dishwasher, washing machine, combi boiler, radiator, breakfast bar, tiled effect flooring ceiling point, UPVC double glazed rear window and back door.

First Floor

Landing

UPVC double glazed side window, radiator, loft access and ceiling point.

Bedroom One

UPVC double glazed front window, radiator, fitted wardrobes and units, storage and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator, fitted wardrobes and units, ceiling point.

Family Bathroom

A three-piece white bathroom comprising of a bath with mixer tap, electric shower, glass shower screen, low level WC, wash hand basin, radiator, fully tiled walls, extractor unit, ceiling spotlights and UPVC double glazed window.

Outside

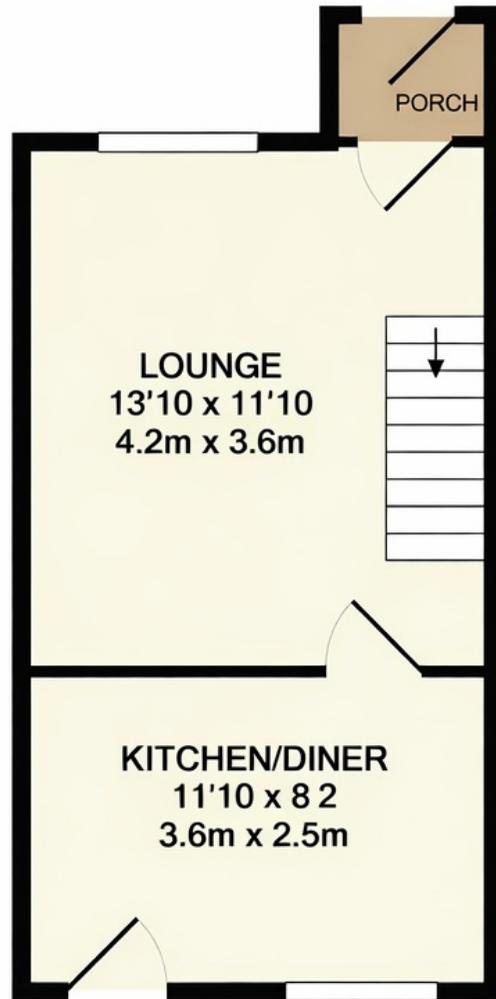
Parking & Gardens

Front: Driveway for several cars and lawn area.

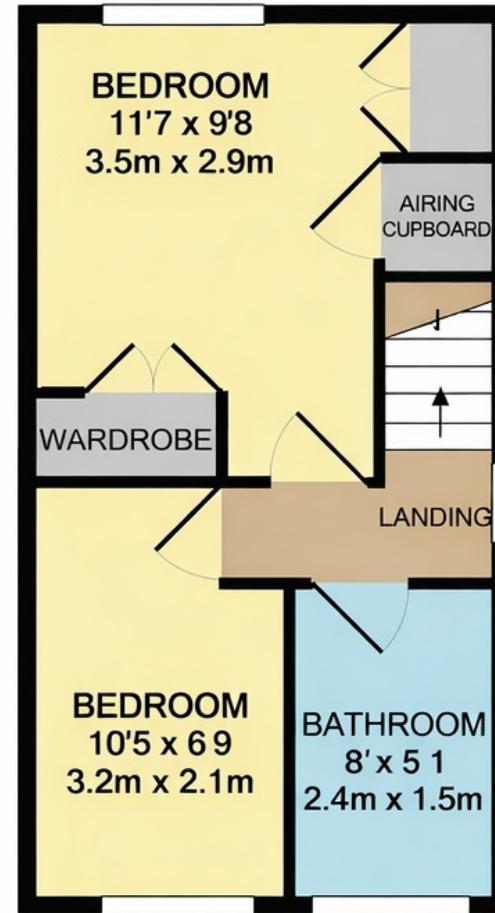
Rear: A peaved patio area, one area, borders and shrubs, shed, fence panels around and gated access to the side.



Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 274 SQ.FT.
(25.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 260 SQ.FT.
(24.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 534 SQ.FT. (49.6 SQ.M.)

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.