

£175,000
Leasehold



JON SIMON
ESTATE AGENTS

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Features

- Well Presented, One Bedroom, End Stone Terrace
- Bright & Airy Accommodation
- Spacious Lounge with Feature Fireplace & Vestibule
- Gas Central Heating & Double Glazing Throughout
- Close To Popular Local Schools & Motorway Links
- Highly Sort After Location & Walking Distance to Ramsbottom Town Centre
- Three Piece White Bathroom
- Fully Fitted Dining Kitchen
- Front Garden & Enclosed Rear Yard
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** SPACIOUS STONE END TERRACE ** WALKING DISTANCE TO RAMSBOTTOM CENTRE ** FORMALLY TWO BEDROOM PROPERTY**
**** ENCLOSED REAR YARD WITH VIEWS **** Nestled on the highly sought-after Peel Brow in the picturesque town of Ramsbottom, this beautifully presented one-bedroom stone-built terrace perfectly combines modern living with traditional charm. Originally designed as a two-bedroom home, the property now boasts a generous double bedroom with a walk-in wardrobe on the first floor — ideal for professionals seeking a stylish residence in a desirable location, or for those looking to downsize. Internally, the property features an entrance vestibule, a spacious lounge with feature fireplace, and a fully fitted dining kitchen. Upstairs, you'll find a large double bedroom and a three-piece white bathroom, complete with a jacuzzi bath, low-level WC, and pedestal wash hand basin. Externally, there's an enclosed rear yard offering a peaceful spot to unwind, with beautiful views stretching out towards Peel Tower and beyond. Ideally positioned within walking distance of Ramsbottom's lively town centre, local amenities, and excellent schools, this property offers both comfort and convenience in equal measure. Viewing is highly recommended and strictly by appointment via our Ramsbottom office.

Tenure: Leasehold

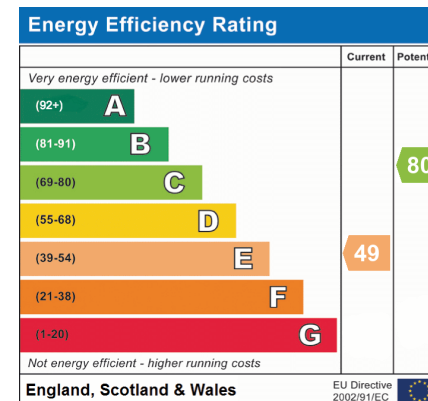
Local Authority/Council Tax

Bury Council: B Annual Amount: £1877.99 Approx.

Flood Risk: Very Low

Broadband availability

Superfast: Download: 1000Mbps Upload: 1000Mbps



Local Authority

Bury Council

Band B

Tax Band Amount: £1877.99

Room Descriptions

Ground Floor

Vestibule

Timber front door, ceiling coving and laminate flooring.

Lounge

UPVC double glazed front and side windows, coal effect gas fire with feature surround, radiator, laminate flooring, TV point, ceiling coving and ceiling point.

Dining Kitchen

Range of wall and base units with complementary worksurface, four ring gas hob with extractor unit above, double electric oven, single bowl sink unit with drainer, parts tiled walls, radiator, York stone flooring, ceiling point, UPVC double glazed rear and side windows, plumbed for washing machine, ceiling coving, stairs leading to the first floor landing. UPVC double glazed back door.

First Floor

Landing

Wall lights, shelves, ceiling coving and radiator.

Bedroom

UPVC double glazed front and side windows, radiators, TV point, laminate flooring, loft access, walk-in wardrobe and ceiling points.

Bathroom

A three-piece white bathroom suite comprising of a Jacuzzi bath with mixer taps and shower above, low-level WC, wash hand basin, radiator, storage cupboard housing the Combi boiler, ceiling coving, ceiling point and UPVC double glazed rear window.

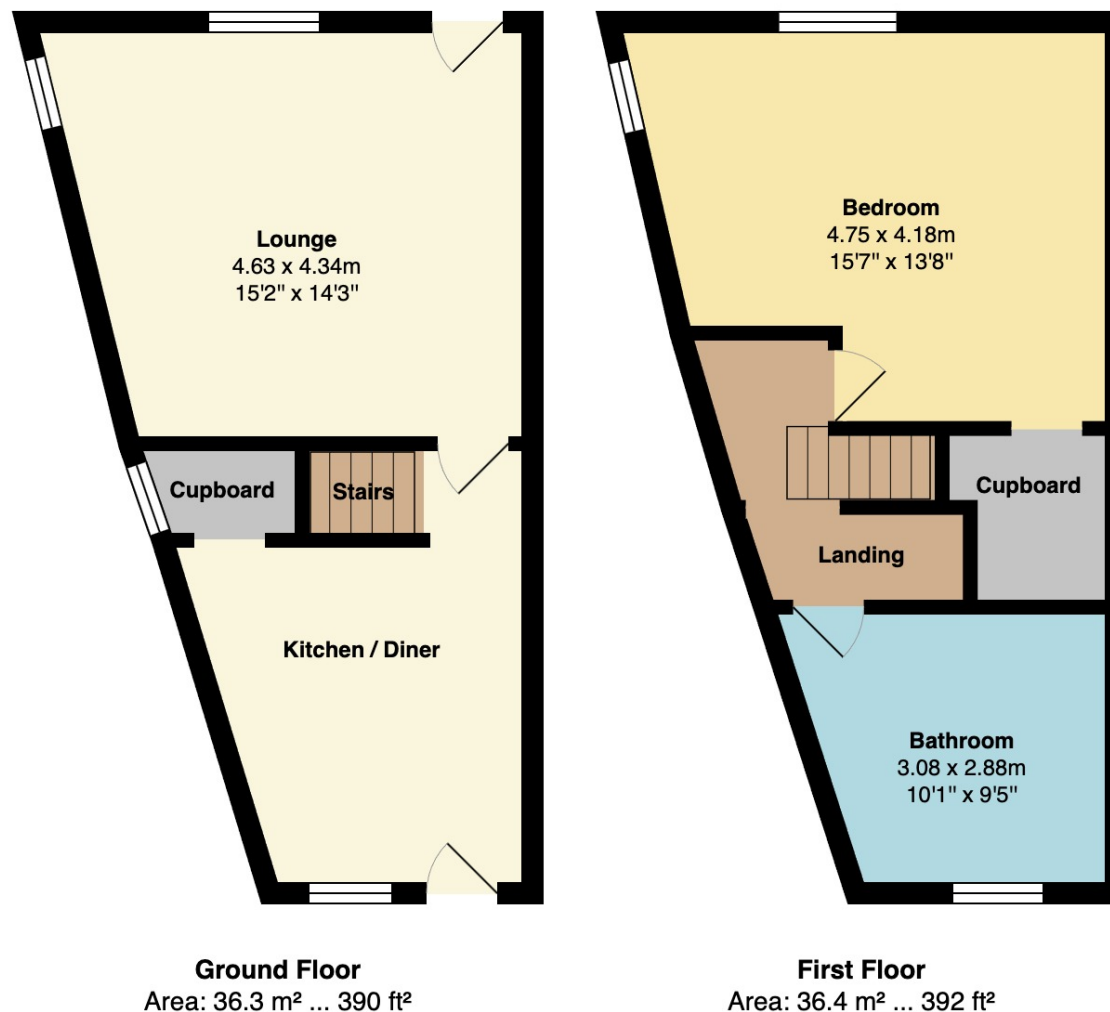
Outside

Yard

An enclosed back yard, ideal for outdoor entertaining and gated access to the rear. Views across Ramsbottom and Peel Tower.



Floorplan



Total Area: 72.7 m² ... 782 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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