

£235,000  
Leasehold



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## Features

- A Stunning Three Bedroom Stone Mid Terrace
- Entrance Vestibule & Spacious Lounge with Feature Fireplace
- Modern Open Plan Dining Kitchen With Integrated Appliances
- Three Good Sized Bedrooms
- Modern Three Piece Family Bathroom
- Enclosed Stone Paved Rear Yard & Front Garden
- Rewired, New Central Heating, Replastered & Gardens
- Situated On A Very Popular Residential Road Close To Local Shops & Schools
- Viewing Highly Recommended and Strictly by Appointment Only

## Summary of Property

\*\* STUNNING THREE BEDROOM STONE BUILT TERRACE \*\* SUPERB LARGE DINING KITCHEN \*\* CONTEMPORARY THREE PIECE WHITE BATHROOM \*\* BRIGHT & AIREY INTERIOR \*\* MUST SEE! \*\* A beautifully presented stone-built mid-terrace home with an attractive front garden, this property truly needs to be viewed to be fully appreciated. Finished to an exceptional standard throughout, the home has been fully renovated and is ready for immediate occupation, making it an ideal choice for first-time buyers. The accommodation briefly comprises an entrance vestibule featuring original tiled flooring, a spacious lounge with a feature fireplace and parquet flooring, and a stunning open-plan dining kitchen fitted with integrated appliances. To the first floor, a landing leads to three well-proportioned bedrooms and a stylish three-piece family bathroom. Externally, the property offers a beautifully landscaped, stone-paved rear yard with a stone outhouse, along with a charming front garden. Ideally located within easy reach of Bury town centre and Tottington village, as well as local shops, schools, and transport links, this thoughtfully updated and well-maintained home perfectly combines comfort and convenience. Viewing is highly recommended and is strictly by appointment only through our Ramsbottom office.

Tenure: Leasehold, Remaining 853 years.

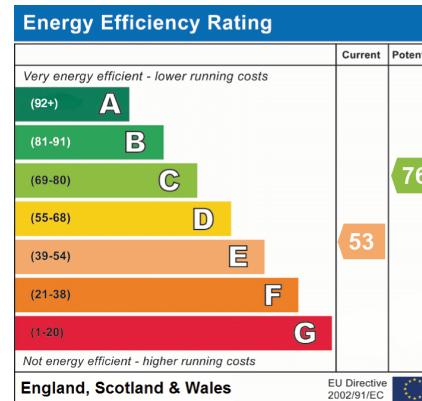
Local Authority/Council Tax

Bury Council: B Annual Amount: £1877.99 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 1000Mbps Upload: 1000Mbps



## Local Authority

Bury Council

Band B

Tax Band Amount: £1877.99

## Room Descriptions

### Ground Floor

#### Vestibule

Composite double glazed front door, alarm pad, original tiled flooring, ceiling point and stairs leading to the first floor landing.

#### Lounge

UPVC double glazed front window, inset fireplace, parquet flooring, radiator, meter cupboard and ceiling point.

#### Large Open Plan Dining Kitchen

A contemporary fully fitted kitchen with a range of wall and base units with complementary worksurface, integrated fridge, freezer, dishwasher and double electric oven, four ring induction hob with extractor unit above, 1 1/2 bowl sink unit with drainer, plumbed for washing machine, radiator, large storage cupboard, ceiling spotlights, UPVC double glazed rear window and UPVC double glazed back door.

### First Floor

#### Landing

Loft access and ceiling point.

#### Bedroom One

UPVC double glazed front window, radiator and ceiling point.

#### Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

#### Bedroom Three

UPVC double glazed rear window, radiator and ceiling point.

#### Family Bathroom

A modern brand-new three-piece white suite comprising of a panel bath with mixer tap and shower above, low level WC, wash hand basin with storage drawers underneath, chrome towel radiator, fully tiled walls and ceiling spotlights.

#### Outside

#### Yard

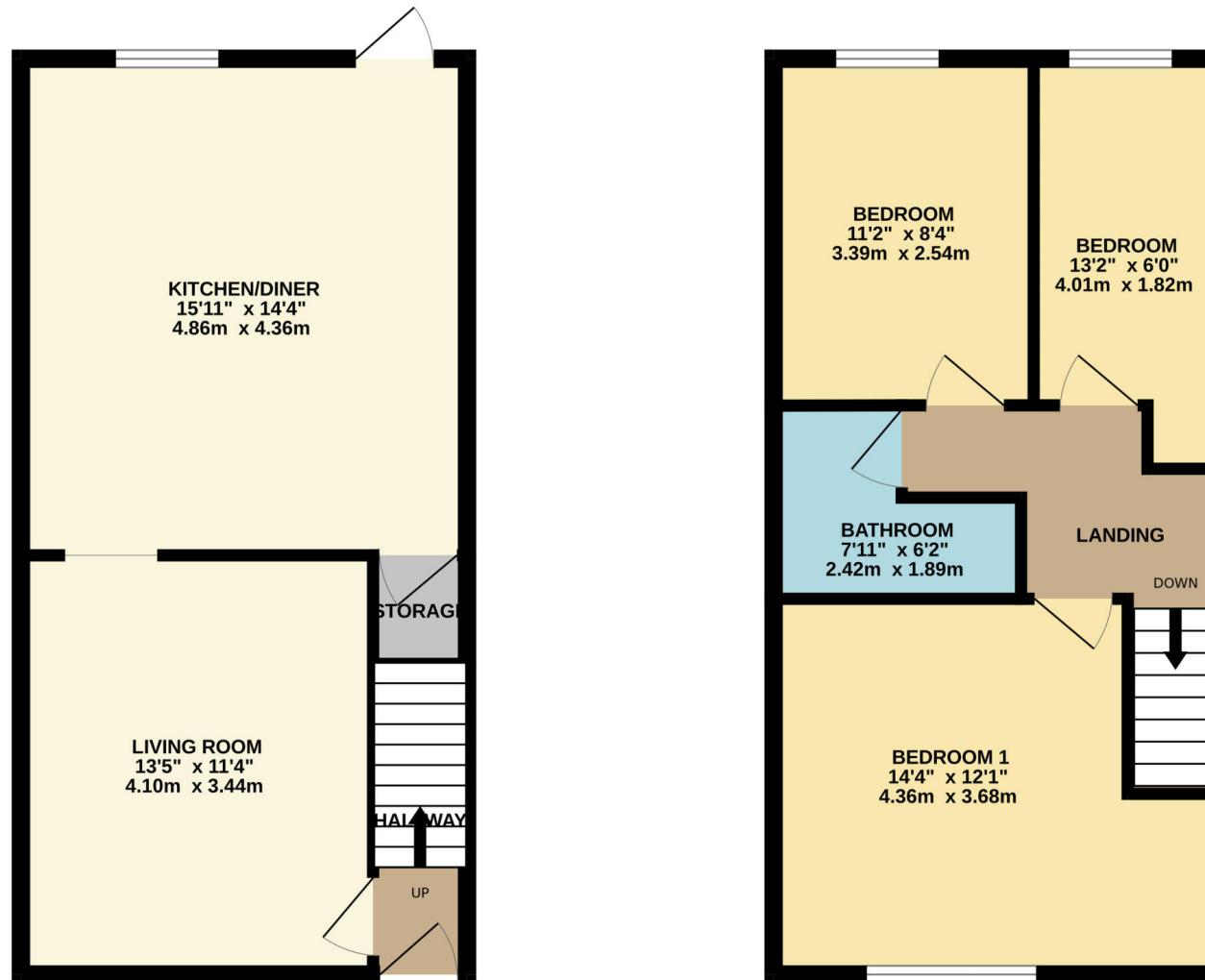
A well maintained paved yard with stone built outhouse, gated access the rear and fence panel surround.



## Floorplan

GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.

1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The floorplan is for illustrative purposes only and should not be relied upon for precise measurements. Fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed at the time of sale, 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.