

£230,950  
Leasehold



JON SIMON  
ESTATE AGENTS

JON SIMON  
ESTATE AGENTS



### Features

- Deceptively Spacious Three Bedroom Town House
- Modern Fitted Kitchen
- Spacious Lounge & Converted Garage
- Modern Three Piece White Bathroom Suite
- Three Good Sized Bedrooms
- Fully Double Glazed and Gas Central Heating
- Sought After & Much Desired Residential Area in Ramsbottom
- Block Paved Driveway For Several Cars
- South Facing Rear Garden
- EPC Rating - C
- Close To Popular Local Schools & Motorway Links
- Viewing highly recommended and is strictly by appointment only

## Summary of Property

**\*\* CONTEMPORARY KITCHEN \*\* SOUTH FACING REAR GARDEN \*\* MUST SEE PROPERTY \*\* DECEPTIVELY SPACIOUS HOME \*\***  
 Conway Close, Ramsbottom is a well presented three bedroom town house in a pleasant and secluded position, located in this popular hillside setting a short walk from the town centre and a short drive to the motorway networks. The house has been lovingly looked after by the present owners and is bright and airy throughout. The house has the usual benefits of gas fired central heating and is UPVC double glazed, the accommodation is set over 2 floors and briefly comprises, large lounge with French patio doors leading on the garden, converted garage which is currently being used as a dining room, modern fitted kitchen with a range of wall and base units, rear porch. The first floor, three bedrooms and a modern three piece white bathroom. Outside there is a paved parking driveway for two cars while the south-facing garden to the rear is meticulously landscaped, featuring patio areas and flower beds. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold

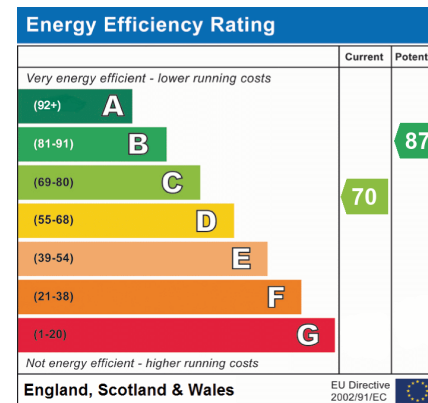
Annual ground rent: £15 a year

Local Authority/Council Tax: Bury Council: C Annual Amount:£1937.37 Approx.

Flood Risk: Very Low

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

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



### Local Authority

Bury Council  
 Band C  
 Tax Band Amount: £1937.37

## Room Descriptions

### Ground Floor

#### Kitchen

Modern fully fitted kitchen with a range of wall and base units with complementary worksurface, 1 1/2 bowl sink unit with drainer, four ring gas hob with extractor unit above, electric oven, plumbed for washing machine, tiled walls, ceiling point, UPVC double glazed front window and UPVC double glazed front door.

#### Dining Room

UPVC double glazed front window, a modern wall mounted electric fire, radiator, laminate flooring, ceiling spotlights, storage cupboards housing the electric meters and gas boiler.

#### Lounge

UPVC double glazed French patio doors and windows, a modern gas fire with fireplace surround, radiator, laminate floor, ceiling points, TV point, under stairs cupboard, stairs leading to the first floor landing.

#### Rear Porch

A UPVC double glazed door and UPVC double glazed side window, laminate flooring.

### First Floor

#### Landing

Loft access and ceiling point.

#### Bedroom One

UPVC double glazed rear window, radiator, TV point and ceiling point.

#### Bedroom Two

UPVC double glazed front window, radiator, laminate flooring, telephone point and ceiling point.

#### Bedroom Three

UPVC double glazed rear window, radiator, laminate flooring and ceiling point.

#### Family Bathroom

A modern three piece white bathroom suite comprising of a panel bath with mixer taps, electric shower above with shower glass screen, low level WC, wash hand basin with storage cupboard beneath, chrome towel radiator, part tiled walls, extractor unit, ceiling point and UPVC double glazed front window.

### Outside

#### Gardens & Parking

Front: Block paved driveway for several cars, flagged patio garden with fence panel surround and gated access.

Rear: Flagged patio area, lawn area, well-maintained borders and shrubs, additional flagged patio area, fence panel surround and gated access to the side. South facing rear garden.



# Floorplan



**Ground Floor**  
Area: 49.4 m<sup>2</sup> ... 532 ft<sup>2</sup>

**First Floor**  
Area: 39.5 m<sup>2</sup> ... 426 ft<sup>2</sup>

Total Area: 88.9 m<sup>2</sup> ... 957 ft<sup>2</sup>

## 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.