

£205,000  
Leasehold



**JONSIMON**  
ESTATE AGENTS





### Features

- Well Presented Two Bedroom Plus Loft Room Mid Terrace
- Private Rear Yard & Additional Rear Garden/Driveway
- Spacious Lounge with Feature Fireplace
- Fitted Kitchen/Diner
- Set Over Three Floors
- Well Sought After Location, Close to Ramsbottom Town Centre
- Modern Four Piece Bathroom Suite
- Fully Double Glazed and Gas Central Heating
- Viewing is an absolute must as interest is due to be high and is strictly by appointment

### Summary of Property

**\*\* WELL PRESENTED TWO BEDROOM PLUS LOFT ROOM MID STONE TERRACE \*\* WELL SOUGHT AFTER LOCATION \*\* PERFECT FOR FIRST TIME BUYERS \*\*** JonSimon is delighted to present this immaculate two-bedroom mid-terraced property with an additional loft room, ideally located near Ramsbottom town centre. Just over half a mile from the town, this beautifully maintained stone terrace offers stunning rear views of Holcombe Hill. The property features gas central heating and double glazing throughout and is surrounded by charming walks to Holcombe Tower and nearby parks. Inside, the home briefly comprises a welcoming vestibule, a spacious living room with a feature fireplace, stairs to the first floor, and a large kitchen/diner. The first floor offers two well-sized bedrooms, a family bathroom with a four-piece suite, and a staircase leading to an impressive loft conversion, which can be used as an additional sleeping area. Outside, the rear yard is paved with Indian stone, complemented by an additional garden area that could be used for off-road parking or as extra garden space. This property is a must-see! Viewing is essential to appreciate its size and location, strictly by appointment through our Ramsbottom office.

Tenure: Leasehold

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

UPVC double glazed front door and window, ceiling coving, tile flooring and ceiling point.

#### Lounge

UPVC double glazed front window, coal effect gas fire with surround, TV point, radiator, meter cupboard, laminate flooring and ceiling point.

#### Dining Kitchen

Range of wall and base units with complementary work surface, four ring gas hob with extractor unit above, electric oven, integrated dishwasher, fridge, freezer, plumbed for washing machine, tile flooring, parts tile walls, radiator, combi boiler, ceiling point, UPVC double glazed rear window and UPVC double glazed back door.

### First Floor

#### Landing

Radiator, ceiling coving and ceiling point.

#### Bedroom One

UPVC double glazed front window, radiator, laminate flooring, large built-in cupboard, ceiling coving and ceiling fan.

#### Bedroom Two

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

#### Family Bathroom

A four piece white suite comprising of a panel bath with mixer taps, walk-in shower unit with electric shower, low level WC, wash hand basin, fully tiled walls, radiator, ceiling point and UPVC double glazed rear window.

### Second Floor

#### Loft Room

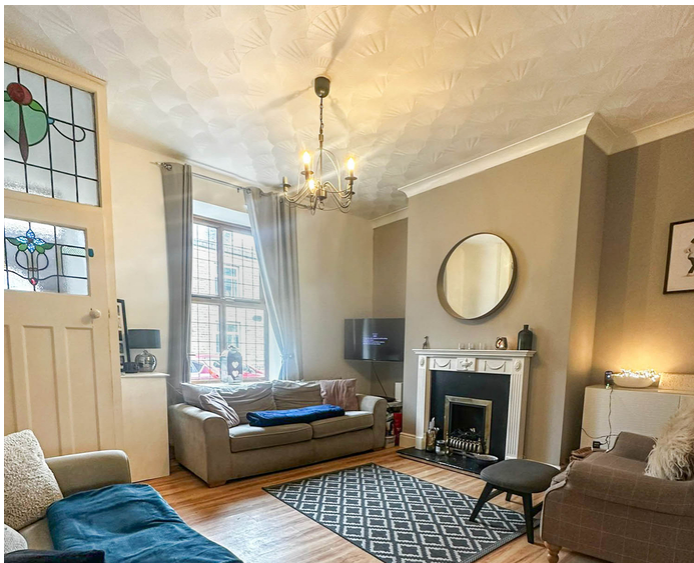
Velux double glazed window, laminate flooring, radiator, storage into the eaves ceiling spotlights.

### Outside

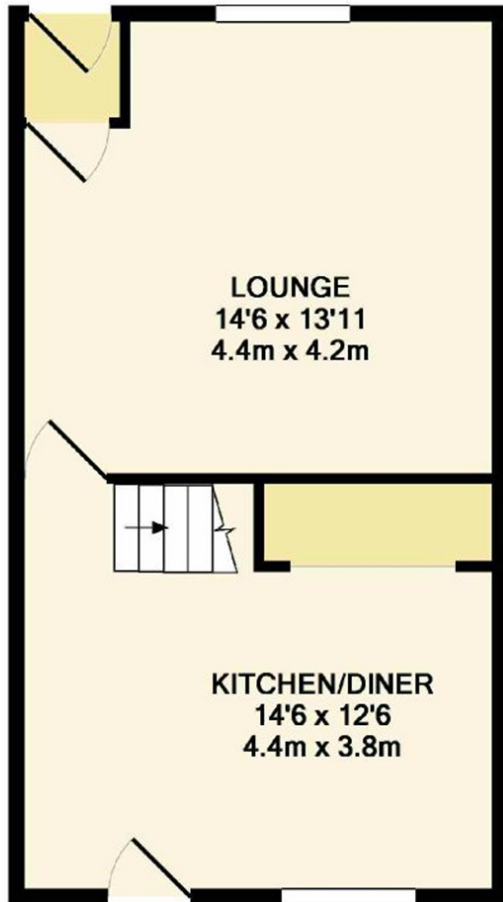
#### Yard & Garden/Parking

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

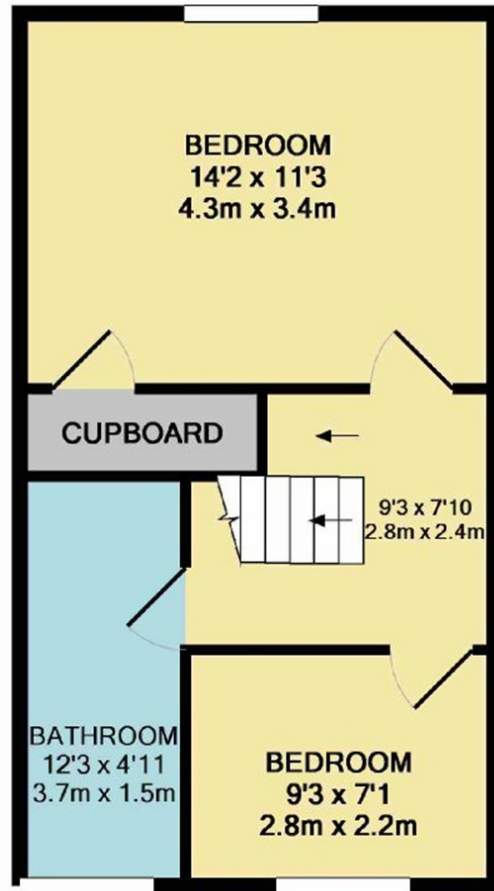
N.B. There is an additional area which is ideal for off road parking which the vendors have had historic use of, but does not form part of the title.



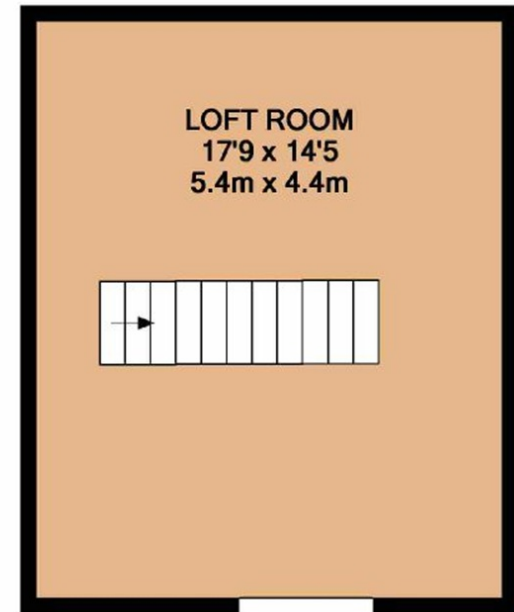
# Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 382 SQ.FT.  
(35.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 371 SQ.FT.  
(34.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 255 SQ.FT.  
(23.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1008 SQ.FT. (93.6 SQ.M.)

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## 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.