

£275,000  
Freehold



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JON SIMON  
FOR SALE

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ESTATE AGENTS

JON SIMON



### Features

- Beautiful Two Double Bedroom Extended Cottage
- Very Deceptive
- Large Lounge With Feature Fireplace
- Dining Kitchen & Entrance Porch
- Vaulted Cellar
- Fully Double Glazed and Gas Central Heated
- Sold with No Onward Chain
- Enclosed Private Garden with Decking Patio
- Conveniently located within walking distance of both Bamford & St Michael's Primary Schools, Shops, Restaurants
- EPC Rating - D
- Viewing highly recommended and strictly by appointment only

## Summary of Property

**\*\* SITUATED WITHIN AN AREA OF SIMILAR CHARACTER COTTAGES IN A POPULAR & SOUGHT AFTER LOCATION \*\***  
**SOLD WITH NO ONWARD CHAIN \*\* TWO DOUBLE BEDROOMS \*\*** Viewing is essential to appreciate all the features this extended cottage has to offer, providing a mix of contemporary & original features. Situated on a small cluster of cottages with a hamlet feel. The accommodation comprises: Entrance porch with stain glass windows, large extended lounge with wooden flooring & feature fare faced brick chimney with feature log burner, fitted dining kitchen with a good range of units & appliances. To the first floor are two good sized double bedrooms and a superb three piece white shower room. Gas central heating. & uPVC double glazed. Private paved/decked private garden. A superb property!! Conveniently located within walking distance of Bamford & St Michael's Primary Schools, shops and restaurants. Viewing is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

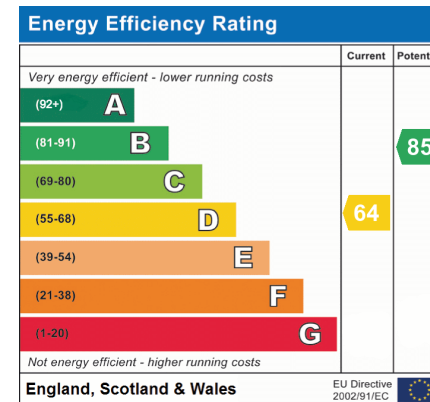
Local Authority/Council Tax

Rochdale Council: B Annual Amount:£1,812.40 Approx.

Flood Risk: Very Low

Broadband availability

Superfast: Download: 80Mbps Upload: 20Mbps



### Local Authority

Rochdale Council  
 Band B  
 Tax Band Amount: £1812.4

## Room Descriptions

### Ground Floor

#### Entrance Porch

A composite double glazed front door, 2UPVC double glazed stain glass side windows, tiled flooring, ceiling coving and ceiling spotlights.

#### Extended Lounge

Feature log burning stove with feature brick built fireplace, radiator, meter cupboard, UPVC double glazed French patio doors and windows, wooden flooring and ceiling spotlights.

#### Dining Kitchen

A range of wall and base units with complementary worksurface, one and a half bowl sink unit with drainer, part tiled walls, range cooker with gas hob, extractor unit above, integrated dishwasher, plumbed for washing machine and dryer, ceiling spotlights, UPVC double glazed side window, stairs leading to the first floor landing and stairs leading down to the vaulted cellar.

### Lower Ground Floor

#### Cellar

Vaulted brick cellar, radiator, ceiling point and stone steps

### First Floor

#### Landing

Ceiling spotlights and loft access.

#### Bedroom One

UPVC double glazed French patio doors, TV point, radiator and ceiling spotlights.

#### Bedroom Two

UPVC double glazed rear window, radiator, laminate flooring, fitted wardrobes and units, ceiling spotlights.

#### Shower Room

A superb three piece white bathroom suite comprising a walk-in shower unit, low level w/c, wash hand basin with storage drawers fully tiled walls, chrome towel radiator, ceiling spotlights, wall mounted electric mirror and UPVC double glazed side window.

### Outside

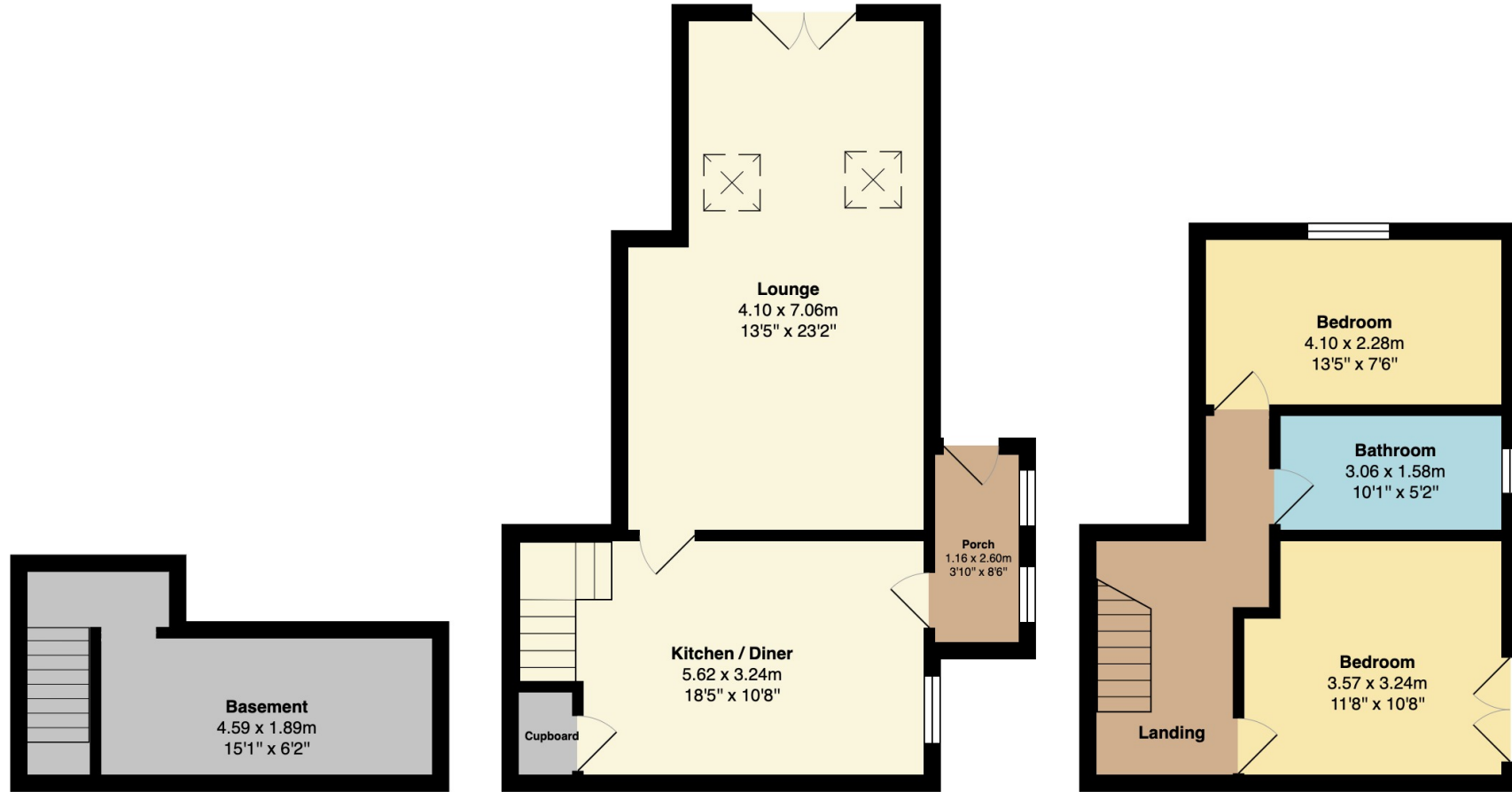
#### Garden & Parking

Covered decked and flagged garden with well established borders and shrubs, gated access to the rear.

On road parking and car port.



# Floorplan



**Basement**  
Area: 12.4 m<sup>2</sup> ... 134 ft<sup>2</sup>

**Ground Floor**  
Area: 48.6 m<sup>2</sup> ... 523 ft<sup>2</sup>

**First Floor**  
Area: 35.4 m<sup>2</sup> ... 381 ft<sup>2</sup>

Total Area: 96.4 m<sup>2</sup> ... 1038 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.