

£675,000
Leasehold



JONSIMON
ESTATE AGENTS

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Features

- An elegant, characterful four bedroomed Victorian residence
- Providing most modern day requirements whilst retaining the imposing charm and character of the period
- Offering space and size rarely found in this area, which is sure to catch the eye of potential purchasers
- Two spacious reception rooms, one of which being bay fronted
- Modern fully fitted kitchen, Guest WC & Utility room
- Two dry chamber cellars, perfect for storage, conversion or a wine cellar
- Three modern en-suite bathroom & Shower rooms
- Double glazed windows and original style coving and skirting boards
- Large rear garden with a patio area & enclosed rear yard
- Large Summerhouse which is perfect to work from home
- Viewing highly recommended and is strictly by appointment only

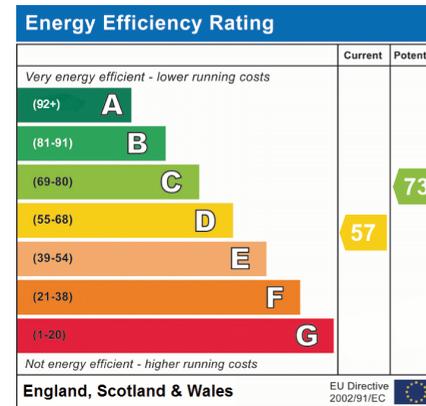
Summary of Property

**** VERY RARE VICTORIAN STONE PROPERTY ** LARGE REAR GARDEN & SUMMERHOUSE ** WALKING DISTANCE TO RAMSBOTTOM VILLAGE ** MUST SEE PROPERTY!! **** Incredible Victorian home located in the heart of Ramsbottom village. The house is beautifully presented throughout with a contemporary finish to an exceptional standard to provide most modern day requirements, whilst retaining the imposing charm and character of the period incorporating many elegant period features including double glazed sash windows, original wood flooring, covings and Victorian tiled floor. Offering space and size rarely found in this area, which is sure to catch the eye of potential purchasers.

Situated within walking distance to Ramsbottom village and highly regarded local schools and a short drive onwards to the motorway network.

Accommodation is over three storeys, briefly comprises: Entrance vestibule with Victorian tiled floor, stunning hallway with original wood flooring, access to one of the cellar room. Beautifully presented lounge with real fire with feature surround and original panelled shutters. Modern breakfast kitchen with centre island, open plan to the sitting room. Utility room and guest wc/cloaks. Stunning gallery landing with incredible full length arch feature window. The stunning master suite has a large dressing room with wardrobes and a large contemporary four piece luxury en-suite. There are two further bedrooms on the first floor, bedroom two has access to an en-suite. On the top floor there is a spacious bedroom with walk in wardrobe and en-suite.

The property sits on a good size plot with well maintained gardens. At the rear of the property there is an block paved courtyard with access to cellar two. Large enclosed garden with lawned areas, composite decked patio areas ideal for entertaining and relaxing on those summer months. There is a detached double glazed garden room with bi-folding doors, power and light. The current owners park to the rear of the property on a unadopted road. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.



Local Authority

Bury Council
 Band E
 Tax Band Amount: £2951.15

Room Descriptions

Ground Floor

Vestibule

With solid wood front door with glazed fanlight above, wall mounted radiator, tiled flooring, spotlight lighting, and wooden door frame with glazing to both sides leading to the hallway.

Hallway

With solid wood flooring, wall mounted radiator, decorative coving, spotlight lighting, and stairs to the storage cellar.

Lounge

With spotlight lighting, solid wood flooring, decorative coving and picture rails, two wall mounted radiators, tall wood framed double glazed bay windows with fitted shutters, and multi fuel fireplace with surround and mantle.

Open Plan Dining Kitchen

With spotlight lighting, two over island pendant lights, solid wood flooring, wood framed double glazed sash window, splashback tile, wall and base units, under unit lighting, kitchen island with bar seating, double Belfast sink with pot wash attachment, integrated dishwasher, modern AGA with induction hob, and archway opening to lounge area.

Open Plan Sitting Room

With spotlight lighting, solid wood flooring, wall mounted radiator, wood framed double glazed sash window, and solid wood back door with double glazing.

Utility Room

With floor tile, wood framed double glazed sash window, fitted counter top, plumbing for washer dryer, ceiling pulley clothes airer, and wall mounted combi boiler.

Guest WC

With spotlight lighting, above basin flush light, floor tile, open shelving storage, part subway wall tile, WC, basin, over sink shelf, and towel rail.

First Floor

Landing

With fitted carpets to stairs and landing, wooden hand rail and balustrade, spotlight lighting, over stairs light fixture, and large feature double glazed window.

Bedroom One

With fitted carpets, spotlight lighting, two wall mounted radiators, and wood framed double glazed sash window.

Dressing Room

With fitted carpets, wood framed double glazed window, wall mounted radiator, and wood framed double glazed sash window.

En-Suite Bathroom

With extractor fan, heated towel rail, full floor and wall tile, spotlight lighting, wood framed double glazed sash window, built in shelving, fitted wall cupboard, mirrored vanity cupboard, and 4 piece suite of WC, basin, walk-in shower, and bath.

Bedroom Two

With fitted carpets, spotlight lighting, wall mounted radiator, wood framed double glazed sash window, and built in cupboards, wardrobe, and shelving.

En-Suite Shower Room

With full wall and floor tile, spotlight lighting, extractor fan, storage nook, and 3 piece suite of WC, basin, and walk-in shower.

Bedroom Three

With fitted carpets, wall mounted radiator, spotlight lighting, and wood framed double glazed sash window.

Second Floor

Bedroom Four

With fitted carpets to the stairs and bedroom, ceiling light point, 6 double glazed sky light windows, wall mounted radiator, built in nook shelving, and storage cupboard.

En-suite Bathroom

With full wall and floor tile, heated towel rail, double glazed sky light window, spotlight lighting, extractor fan, and 3 piece suite of WC, basin, and bath with shower and glass screen.

Outside

Summerhouse

With uPVC double glazed French doors, four wall lights, fitted with power sockets, wooden laminate flooring, and two uPVC double glazed windows.

Gardens

Outside, the house benefits from a paved garden frontage, rear yard, and generous sized back garden with lawned, patio, and decked areas, a large storage shed, and a summer house with lighting and power.

Cellars

Two separate cellars ideal for storage.



Bolton Street

Total Approx. Floor Area 2623 Sq.ft. (243.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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.