

£375,000  
Freehold



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ESTATE AGENTS

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### Features

- Substantial Victorian Stone Terrace
- Large rear driveway providing off road parking
- Vestibule & Entrance Hallway
- Three good size bedrooms plus loft room
- Ramsbottom town centre a stones throw away
- Beautiful style rear garden with patio areas & Summerhouse
- Spacious Lounge with bay window & Sitting room with feature log burner
- Double glazed windows and Gas central heating
- Jack & Jill Shower Room & Modern Four Piece Family Bathroom
- Viewing Highly Recommended and Strictly by Appointment Only

## Summary of Property

**\*\* A SUBSTANTIAL VICTORIAN STONE PROPERTY \*\* LARGE REAR DRIVEWAY & GARDEN \*\* WALKING DISTANCE TO RAMSBOTTOM VILLAGE \*\* THREE DOUBLE BEDROOMS PLUS LOFT ROOM \*\* MUST SEE PROPERTY \*\***

A superb and quirky three bedroom plus large loft room Victorian residence benefitting from original features throughout retaining character of the period. Offering space and size rarely found in this area, which is sure to catch the eye of potential purchasers. With accommodation spread over three storeys the property boasts: large spacious reception room with feature multi fuel stove for those winter nights, additional reception room with bay fronted window, a modern fully fitted dining kitchen with utility room, vestibule and entrance hallway to the ground floor. On the lower floor, a two-chamber cellar provides flexible options for different purposes.

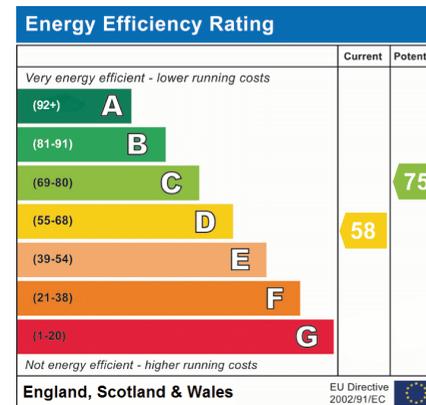
The first and second floors boast three good sized bedrooms, loft room, a modern fully fitted four piece family bathroom suite. With double glazed windows throughout and original coving and original flooring, this property oozes with character. Externally the property has a large driveway for ample off road parking for up to four vehicles leading through to a beautiful sunny rear garden with patio areas and summerhouse.

Close to all local amenities and within the catchment of good, local schools. This is a rare opportunity not to be missed! Early viewing a must to avoid disappointment, strictly by appointment only via our Ramsbottom team.

Tenure: Freehold

Local Authority/Council Tax

Bury Council: C Annual Amount: £2146.28 Approx.



### Local Authority

Bury Council  
 Band C  
 Tax Band Amount: £2146.28

## Room Descriptions

### Ground Floor

#### Vestibule

A composite double glazed front door and window, original tile flooring and ceiling coving.

#### Hallway

Original internal door, radiator, laminate flooring, ceiling coving, ceiling point and stairs leading to the first floor landing.

#### Lounge

UPVC double glazed bay fronted window, coal effect gas fire with feature surround, laminate flooring, radiator, built-in cupboard, ceiling coving and ceiling point.

#### Sitting Room

Single glazed rear window, feature log burn stove with mantelpiece, TV point, radiator, built-in cupboards, ceiling coving and ceiling points.

#### Dining Kitchen

A modern range of wall and base units with complementary works surfaces, 1 1/2 bowl sink unit with drainer, breakfast bar, part tiled walls, gas range cooker with seven ring hob with extractor unit above, tiled flooring, combi boiler, ceiling spotlights, TV point, UPVC double glazed side window, side window and stable door.

#### Utility Room

UPVC double glazed rear door and windows, plumbed for washing machine and dishwasher, tiled flooring and wall light.

### Lower Ground Floor

#### Cellar

A two chamber cellar with plastered walls and ceilings, radiator, power points and ceiling points

### First Floor

#### Landing

Radiator, ceiling point and stairs leading to the loft bedroom.

#### Bedroom One

UPVC double glazed front window, fitted wardrobes and units, radiator, feature fireplace, ceiling coving and ceiling point.

#### Jack & Jill Shower Room

A modern three piece white suite comprising of a walk-in shower unit, Saniflo low level WC, wash hand basin, fully tiled walls, extractor unit and ceiling point.

#### Bedroom Two

UPVC double glazed rear window, radiator, feature fireplace, fitted wardrobes and ceiling point

#### Bedroom Three

UPVC double glazed rear window, radiator, built-in cupboards and ceiling point.

#### Bathroom

A four piece white suite comprising of a roll top bath with mixer tap and showerhead, low level WC, wash hand basin, walk-in shower unit with electric shower, part tiled walls, extractor unit, ceiling spotlights and UPVC double glazed rear window.

### Second Floor

#### Loft Room

A double glazed Velux window, fitted wardrobes and units, laminate flooring and ceiling point.

### Outside

#### Garden & Parking

A concrete paved driveway for several cars providing ample off-road parking.

Paved and composite decking patio areas, external power points, well established borders and shrubs, barbecue, wooden summer house, fence panel surround and gate access to the rear.

#### Back Yard & Outside WC

And enclosed stone paved, outside water tap, with gated access to the rear.

A two piece white suite comprising of a low level WC, wash hand basin, part tiled walls and ceiling spotlights.



# Floorplan



## 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.