

£159,995
Leasehold



JON SIMON
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Features

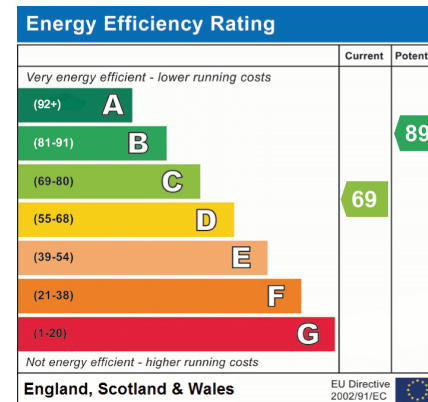
- Ideal for first time buyers
- Beautifully presented two bedroom room stone mid terrace property
- Found just a little over half a mile from Ramsbottom town centre
- Spacious lounge with feature fireplace and log burning stove
- Modern Kitchen
- Fully fitted three piece white bathroom suite
- Fully double glazed and gas central heated
- With local amenities on the door step and motorway networks just around the corner
- Patio & Raised Garden to Rear
- EPC Rating - C
- Early viewing is a must to appreciate the accommodation on offer

Summary of Property

**** WELL PRESENTED STONE COTTAGE ** VIEWS OVER COUNTRYSIDE ** WALKING DISTANCE TO RAMSBOTTOM & STUBBINS VILLAGE ** A MUST SEE TO APPRECIATE CHARM & CHARACTER **** JonSimon Estate Agents are delighted to present this charming mid-stone cottage, located conveniently close to Ramsbottom and Stubbins village. This well-maintained property offers stunning views of the surrounding countryside and is filled with character and appeal. Inside, the home features a spacious lounge with a cozy log-burning stove and exposed original beams, alongside a modern fitted kitchen that leads to the rear garden. Upstairs, there is a generously sized double bedroom with countryside views, a second bedroom currently used as a nursery, and a three-piece bathroom suite. Outside, the rear includes a comfortable patio seating area and a raised garden. This is a must-see property! Viewing is highly recommended and strictly by appointment through our Ramsbottom office.

Tenure: Leasehold, £2.00PA Approx.

Local Authority/Council Tax: Bury Council: B Annual Amount:£1780.17 Approx.



Local Authority

Bury Council
Band B
Tax Band Amount: £1780.17

Room Descriptions

Ground Floor

Lounge

3.66m x 3.96m (12'96 x 13'85) - Composite door opens into the lounge, front-facing window providing far-reaching country views, beamed ceiling, laminate wood effect flooring, feature fireplace with inset log burner, stone hearth and timber mantle, gas central heating radiator, power points, open stairs ascending to the first floor.

Kitchen

3.66m x 1.83m (12'98 x 6'66) - With a rear-facing window, overlooking rear garden, a range of wall and base units with contrasting work surfaces, inset sink with mixer tap and drainer unit, electric oven with electric hob and extractor above, plumbing for washing machine and dishwasher, space for a fridge freezer, splash back tiles, wood effect flooring, gas central heating radiator, centre ceiling light, power points and rear door opening out to the garden and patio area.

First Floor

Landing

With loft hatch, leading off to bedroom one, office nursery and bathroom.



