

£259,995  
Leasehold



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**Features**

- A substantial stone built two bedroom plus loft room cottage
- Vestibule & Hallway
- Spacious Lounge with Feature Fireplace
- Large Fitted Dining Kitchen & Utility Room
- Sold with no onward chain
- Modern Five Piece Shower Room
- Two Double bedrooms & Double Loft Room
- Located in the centre of Ramsbottom Village
- Enclosed Cottage Garden & Outhouse
- Fully Double Glazed & Gas Central Heating
- The house is within easy reach of the local shops, schools and is a short drive to the town centre and motorway network
- Viewing highly recommended and is strictly by appointment only

**Summary of Property**

**\*\* A DECEPTIVELY SPACIOUS TWO BEDROOM, PLUS ATTIC ROOM MID STONE COTTAGE \*\* SOLD WITH NO ONWARD CHAIN \*\* SITUATED IN A WELL SOUGHT AFTER LOCATION \*\*** JonSimon Estate Agents are please to bring to the market this well presented property which is situated in a superb position, in the heart of Ramsbottom. This property offers large accommodation that simply must be viewed in person to be fully appreciated. The generous and bright accommodation comprises briefly; a welcoming entrance vestibule, inner hallway, spacious reception room with feature fireplace, fitted country-style dining kitchen which houses a staircase to the first floor plus utility room. The first floor comprises of doors on to two generously sized double bedrooms, family five piece shower room and staircase leading up to the loft room. Externally there is an enclosed pebbled garden and bedding areas and access on to a outhouse. The popular location is within easy access to the many shops and amenities Ramsbottom has to offer and is well placed for transport links making it easy to commute into Bury, Manchester and across the North West. Highly regarded schools are also within walking distance.

For further information or to arrange a viewing please contact our Ramsbottom branch at your earliest convenience.

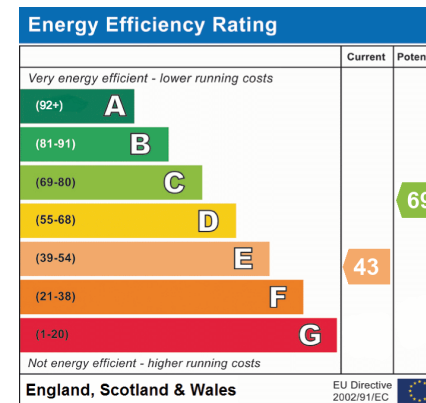
Tenure: Leasehold

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

Flood Risk: Very Low

Broadband availability: Superfast: Download: 80Mbps Upload: 20Mbps

Mobile Coverage: EE - Likely, Vodafone - Likely, Three - Limited, O2 - Likely



**Local Authority**

Bury Council

Band B

Tax Band Amount: £1780.17

## Room Descriptions

### Ground Floor

#### Vestibule

UPVC double glazed front door and window.

#### Hallway

Radiator, ceiling coving and ceiling point.

#### Lounge

UPVC double glazed front window, feature fireplace with surround, radiator, meter cupboard, ceiling coving and ceiling point.

#### Dining Kitchen

A range of wall and base units with complementary worksurface, four ring gas hob, electric oven, plumbed for dishwasher, one a half bowl sink unit with drainer, part tiled walls, storage cupboard, radiator, ceiling coving, ceiling spotlights, UPVC double glazed rear window and stairs leading into the first floor landing.

#### Utility Room

A range of wall and units with complementary worksurface, combi boiler, part tiled walls, radiator, single bowl sink unit with drainer, plumbed for washing machine, ceiling coving, ceiling point, UPVC double glazed side window and timber framed stable back door.

### First Floor

#### Landing

Storage cupboard, radiator, ceiling coving, ceiling points and wooden stairs leading to the loft room.

### Bedroom One

UPVC double glazed front window, radiator, two large walk in wardrobes, ceiling coving and ceiling point.

### Bedroom Two

Two UPVC double glazed rear windows, radiator, storage cupboard, ceiling coving and ceiling point.

### Shower Room

A five piece white suite comprising of a walk-in shower unit, low level WC, two wash hand basins, bidet, chrome towel radiator, part tiled walls, wall lights, extractor unit, ceiling coving and ceiling spotlights.

### Second Floor

#### Loft Room

Double glazed Velux window, radiator, wall lights and ceiling spotlights.

#### Outside

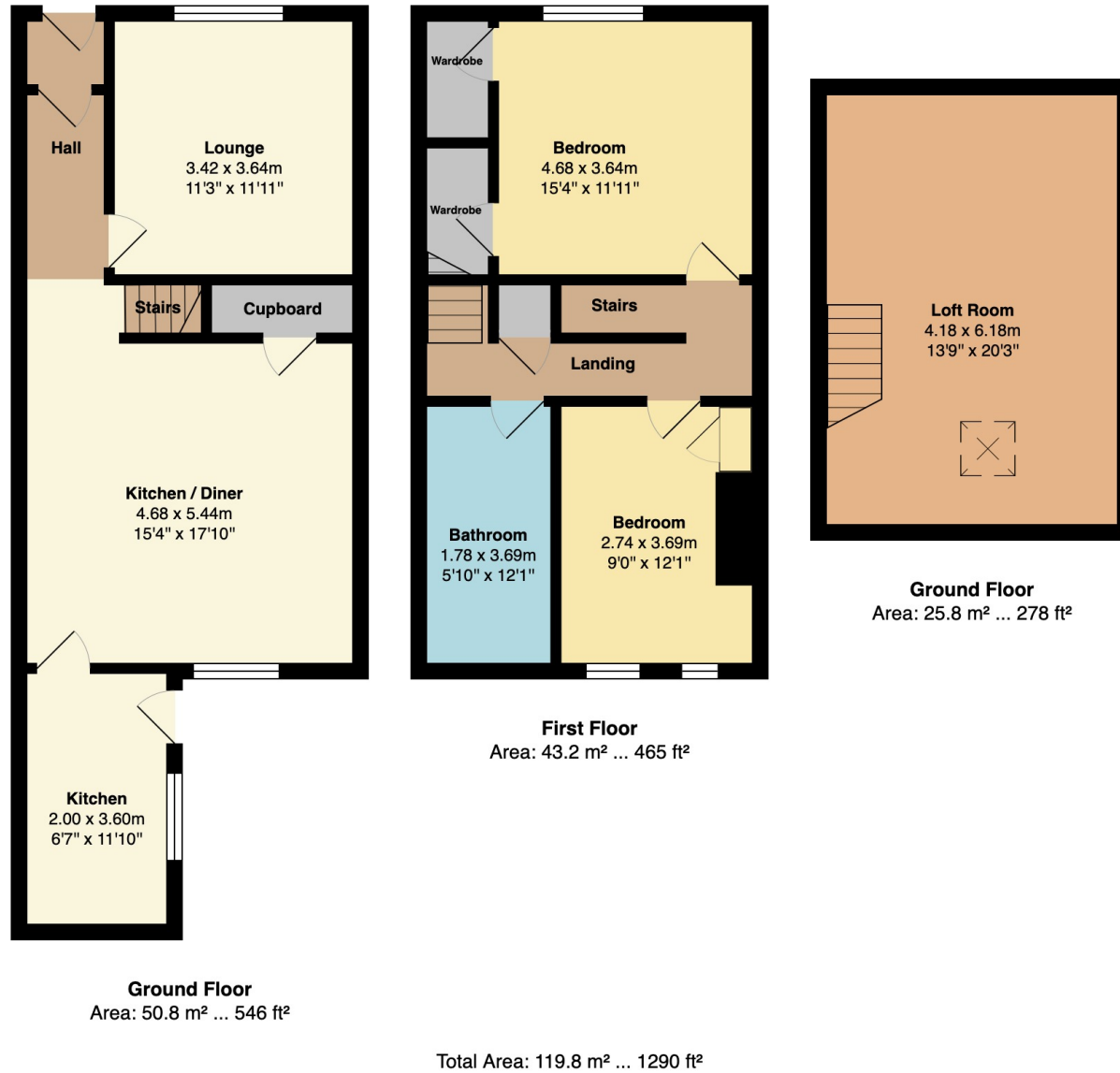
#### Yard & Outhouse

Pebbled enclosed yard, outside tap, borders and shrubs. Gated access to the rear.

Outhouse: Stone built, Low level WC, radiator and ceiling point.



# 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.