

£290,000
Freehold



JS SIMON
ESTATE AGENTS

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Features

- A SUBSTANTIAL THREE BEDROOM STONE FAMILY HOME IN RAMSBOTTOM
- VESTIBULE & ENTRANCE HALLWAY
- SPACIOUS LOUNGE WITH FEATURE LOG BURNER & SEPARATE DINING ROOM
- STUNNING OPEN PLAN, DINING KITCHEN & CELLARS
- WELL PRESENTED BRIGHT & AIRY ACCOMMODATION
- THREE DOUBLE SIZED BEDROOMS
- FOUR PIECE WHITE FAMILY BATHROOM
- WELL MAINTAINED FRONT AND REAR GARDENS
- SITUATED ON A POPULAR ROAD ON THE BORDER OF RAMSBOTTOM & HOLCOMBE BROOK
- EPC Rating - D
- VIEWING IS HIGHLY RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

Summary of Property

**** BEAUTIFUL SPACIOUS INTERIOR ** THREE DOUBLE BEDROOMS ** BRIGHT & AIRY ** MUST SEE **** A stunningly modernised Victorian mid stone terrace property with three double bedrooms, showcasing tastefully presented living spaces adorned with numerous original features. Positioned on a well-regarded street in Ramsbottom, the ground floor encompasses two large reception rooms, an extended contemporary kitchen, and a two chamber cellar. The first floor hosts three double bedrooms and beautiful four piece white family bathroom. This property, a testament to the current owners' care, merits thorough internal viewing to truly grasp the offered accommodation. A rear enclosed yard completes the outdoor space. Additional advantages comprise a gas central heating system and double glazed windows. The property is located in Woodhey High School catchment area and would suit growing family and viewing is strictly by appointment only via our Ramsbottom office.

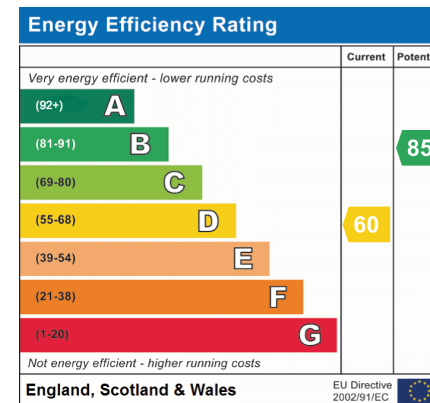
Tenure: Freehold

Local Authority/Council Tax: Bury Council: B Annual Amount: £1695.21 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 330Mbps Upload: 50Mbps

Mobile Coverage: EE - High, Vodafone - High, Three - High, O2 - High



Local Authority

Bury Council
 Band B
 Tax Band Amount: £1937.37

Room Descriptions

Ground Floor

Vestibule

Original front door, tiled flooring and ceiling point.

Hallway

Satin glass windows and door, ceiling point, radiator and stairs leading to the first floor landing.

Lounge

UPVC double glazed front window, feature cream log burning stove, TV point, radiator, ceiling coving and ceiling point.

Dining Room

French UPVC double glazed patio doors leading to a paved yard area. Radiator, ceiling point, TV point and wooden flooring. Access to the cellar.

Dining Kitchen

A modern fitted kitchen with a range of wall and base modern units with contrasting worktops and sink unit. Touch four ring hob, extractor hood, built-in electric oven. Plumbed for Washing machine. UPVC double glazed window to side.

Lower Ground Floor

Cellars

The two chamber cellar is currently being used as a storage area, with a ceiling points and stone flooring.

First Floor

Landing

Loft access, access to all bedrooms and the bathroom.

Bedroom One

UPVC double glazed rear window, radiator and ceiling point.

Bedroom Two

UPVC double glazed front window, radiator, storage to walk in wardrobe and ceiling point.

Bedroom Three

UPVC double glazed front window, radiator and ceiling point.

Family Bathroom

A modern four piece white bathroom comprising; roll top bath, low level wc, sink unit, walk-in shower cubicle and a built-in storage cupboard. UPVC double glazed rear window and ceiling point.

Outside

Gardens

Front: Wooden gate, paved path, gravelled area with borders and shrubs.

Rear: Enclosed paved yard area and brick outhouse.



Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 468 SQ.FT.
(43.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 466 SQ.FT.
(43.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 934 SQ.FT. (86.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given that they are in working order.

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.

