

£275,000
Leasehold



JON SIMON
ESTATE AGENTS

JON SIMON
ESTATE AGENTS



Features

- A STUNNING THREE BEDROOM ACCRINGTON BRICK GARDEN FRONTED END TERRACED HOME
- IMMACUATELY PRESENTED & ENHANCED THROUGHOUT
- HIGHLY SOUGHT AFTER & DESIRABLE RAMSBOTTOM VILLAGE LOCATION
- TWO GENEROUS RECEPTION ROOMS
- ENTRANCE PORCH, GAS CENTRAL HEATING & DOUBLE GLAZED THROUGHOUT
- THREE GOOD SIZED BEDROOMS OVER TWO FLOORS
- MODERN FITTED KITCHEN & FOUR PIECE FAMILY BATHROOM
- GARDENS TO FRONT & WELL TENDED GARDEN TO THE REAR
- MUST BE VIEWED!
- EPC Rating - D

Summary of Property

**** A STUNNING ACCRINGTON BRICK GARDEN FRONTED END TERRACED HOME **** IN THE HIGHLY SOUGHT AFTER & DESIRABLE VILLAGE OF RAMSBOTTOM **** TWO LARGE RECEPTION ROOMS ** STUNNING KITCHEN & FAMILY BATHROOM ** THREE GOOD SIZED BEDROOMS ** MUST SEE!! **** A stunning extended end terrace located in the heart of Ramsbottom village! This lovely bright home is in walking distance of an array of amenities including shops, schools, restaurants and bars. The motorway network is also within a short commute. Internally the light and spacious accommodation briefly comprises of a entrance porch, living room with feature chimney breast, separate dining room with dining table and storage cupboard, modern fitted kitchen, two good sized first floor bedrooms, superb four piece white family bathroom and to the second floor a large double bedroom with storage into the eaves. Externally the property is garden fronted, with a paved courtyard with pergola to the rear perfect for outdoor dining. Viewings come highly recommended to fully appreciate the accommodation on offer and is strictly by appointment only via our Ramsbottom office.

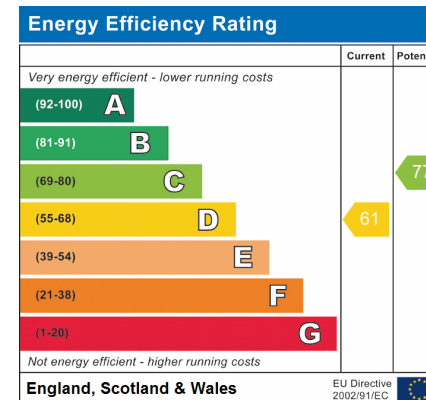
Tenure: Leasehold

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

Flood Risk: Very Low

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

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



Local Authority

Bury Council

Band B

Tax Band Amount: £1695.21

Room Descriptions

Ground Floor

Front Porch

A composite double glazed front door and windows, parquet flooring and ceiling spotlights.

Lounge

UPVC double glazed bay fronted window, TV point, laminate flooring, meter cupboard, radiator, UPVC double glazed interior door and ceiling point.

Dining Room

UPVC double glazed rear window, radiator, laminate flooring, fitted dining table, storage cupboard under the stairs and ceiling spotlights.

Kitchen

A contemporary modern fitted kitchen with a range of wall and base units with complementary worksurfaces, four ring gas hob with extractor unit above, integrated double electric oven, single bowl sink unit with drainer, part tiled walls, boiler, laminate flooring, ceiling spotlights, UPVC double glazed back door and UPVC double glazed rear window.

First Floor

Landing

Ceiling spotlights.

Bedroom One

UPVC double glazed front window overlooking the school, plainfield, fitted wardrobes, TV

point and ceiling point.

Bedroom Three

UPVC double glazed rear window, radiator, and ceiling point.

Family Bathroom

Modern four piece white family bathroom suite comprising of a walk-in shower unit, freestanding rolltop bath with mixer tap, low-level WC, wash handbasin, towel radiator, wall mounted cupboard, fully tiled walls and flooring, ceiling, spotlights, and UPVC double glazed rear window.

Second Floor

Bedroom Two

UPVC double glazed front and side windows, two radiators, TV point, wall lights, storage cupboard into the eaves and ceiling spotlights.

Outside

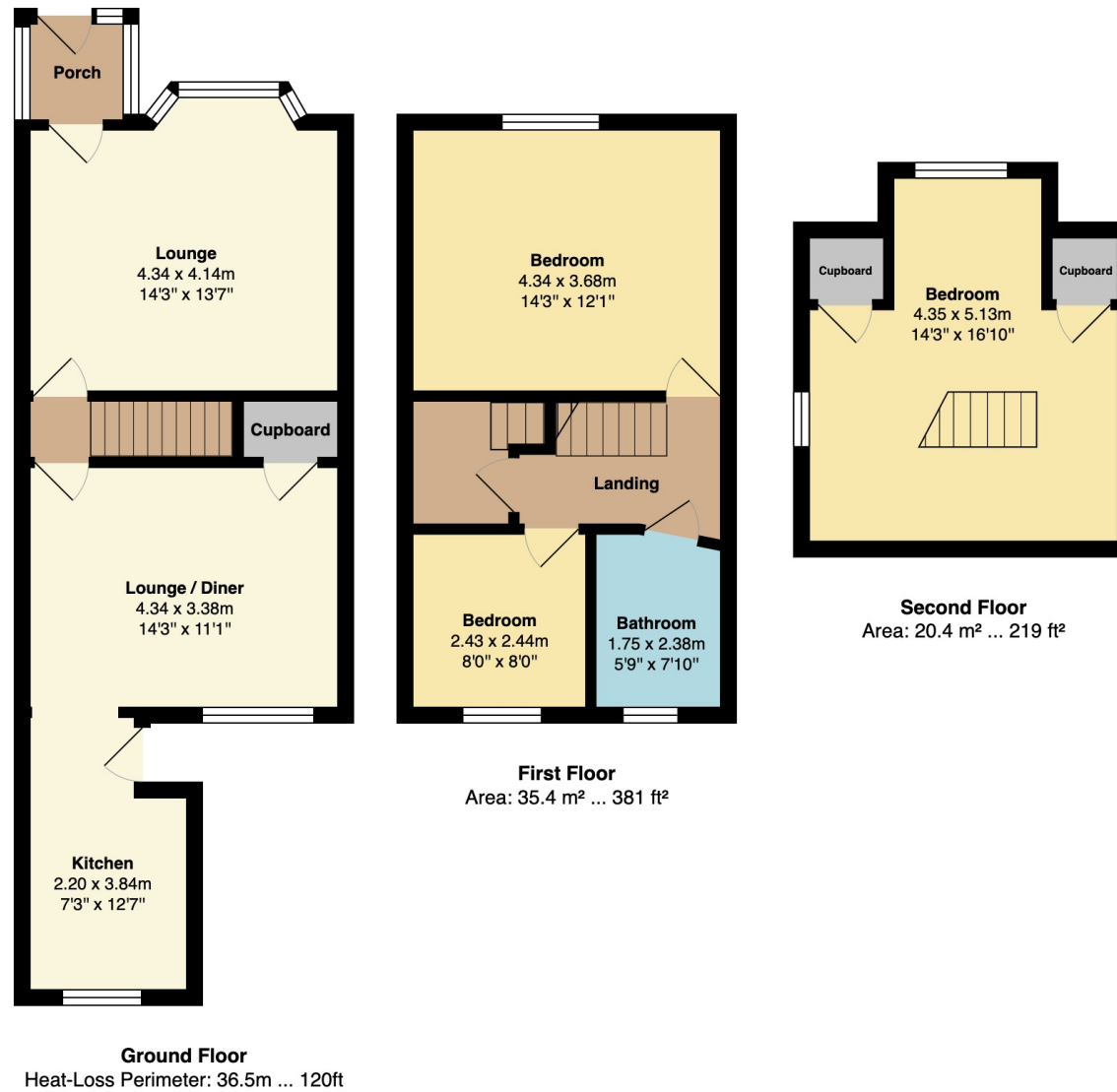
Gardens

Front: Block paved pathway, pebbled borders with square border with plants and shrubs.

Rear: A low maintenance back garden which has wooden decking, hot and cold outside water taps, external power, pergola, power points, storage cupboard under the kitchen floor, fence panel surround and gated access to the rear.



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.