

£1,250
pcm



JON SIMON
ESTATE AGENTS

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Eden Court, Ramsbottom, Bury, Lancashire BL0 0HF



Features

- ATTRACTIVE THREE BEDROOM STONE END TOWNHOUSE
- PORCH, ENTRANCE HALLWAY & GUEST WC
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- OPEN PLAN DINING KITCHEN
- THREE GOOD SIZED BEDROOMS
- THREE PIECE FAMILY BATHROOM
- DRIVEWAY FOR OFF ROAD PARKING TO THE SIDE
- AVAILABLE IMMEDIATELY
- FRONT & REAR GARDENS WITH LARGE WOODEN SHED
- GAS CENTRAL HEATING & D/GLAZING
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

Summary of Property

**** AVAILABLE IMMEDIATELY ** A WELL PRESENTED THREE BEDROOM STONE TOWNHOUSE ** GUEST WC & FAMILY BATHROOM ** DRIVEWAY FOR SEVERAL CARS **** We are delighted to bring to market this attractive three-bedroom stone end townhouse, one of just three similar properties, located within the highly sought-after Eden Court development in Edenfield. Ideally positioned with excellent motorway links and close proximity to Ramsbottom town centre, the property is also within walking distance of the heart of Edenfield Village, just off Bolton Road North, providing convenient access to the region's business centres. The accommodation briefly comprises an entrance porch, traditional hallway, guest WC, spacious lounge featuring a fireplace, and a large open-plan kitchen/dining room. To the first floor are three well-proportioned bedrooms and a three-piece family bathroom. Externally, there is a driveway to the side of the property providing off-road parking for several vehicles. To the rear, a well-maintained garden and patio area offer excellent outdoor space, complemented by a large wooden shed with power. Early viewing is highly recommended and is strictly by appointment through our Ramsbottom office.

Rent: £1250.00

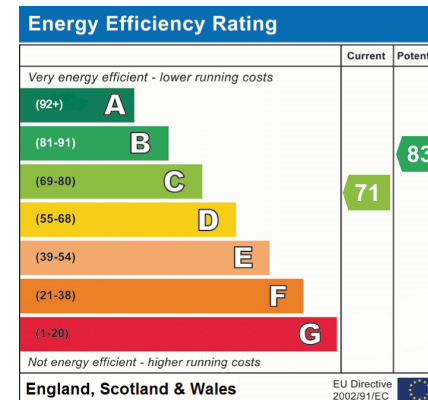
Local Authority/Council Tax

Rossendale Council: D Annual Amount: £2420.58 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 2000Mbps Upload: 2000Mbps



Local Authority

Rossendale Council

Band D

Tax Band Amount: £2420.58

Room Descriptions

Ground Floor

Porch

UPVC front door and double glazed side window, tiled floor, meter cupboard. Part glazed inner door.

Hallway

Reception hallway including spindled staircase.

Guest WC

Comprising W.C. and hand wash basin.

Lounge

Spacious lounge having fireplace fitted with electric fire and complete with mantle surround. Ceiling lighting, double doors open from dining area.

Dining Kitchen

Combining both generous dining area and fitted kitchen, recessed lighting.

Kitchen - Fitted with a range of base and wall units incorporating built under oven, electric hob, canopy hood, inset sink unit, plumbing for automatic washing machine, tiled floor and splash back to work surfaces.

First Floor

Landing

Ceiling point.

Bedroom One

Double bedroom, radiator and ceiling point.

Bedroom Two

Double bedroom, radiator, built-in wardrobes and ceiling point.

Bedroom Three

Large single bedroom, radiator, with storage facility, loft access and ceiling point.

Family Bathroom

Comprising three piece white suite - shower enclosure, pedestal wash basin and W.C., tiled walls, towel warmer/radiator, recessed lighting.

Outside

Parking & Gardens

Parking - Hard standing for several vehicles.

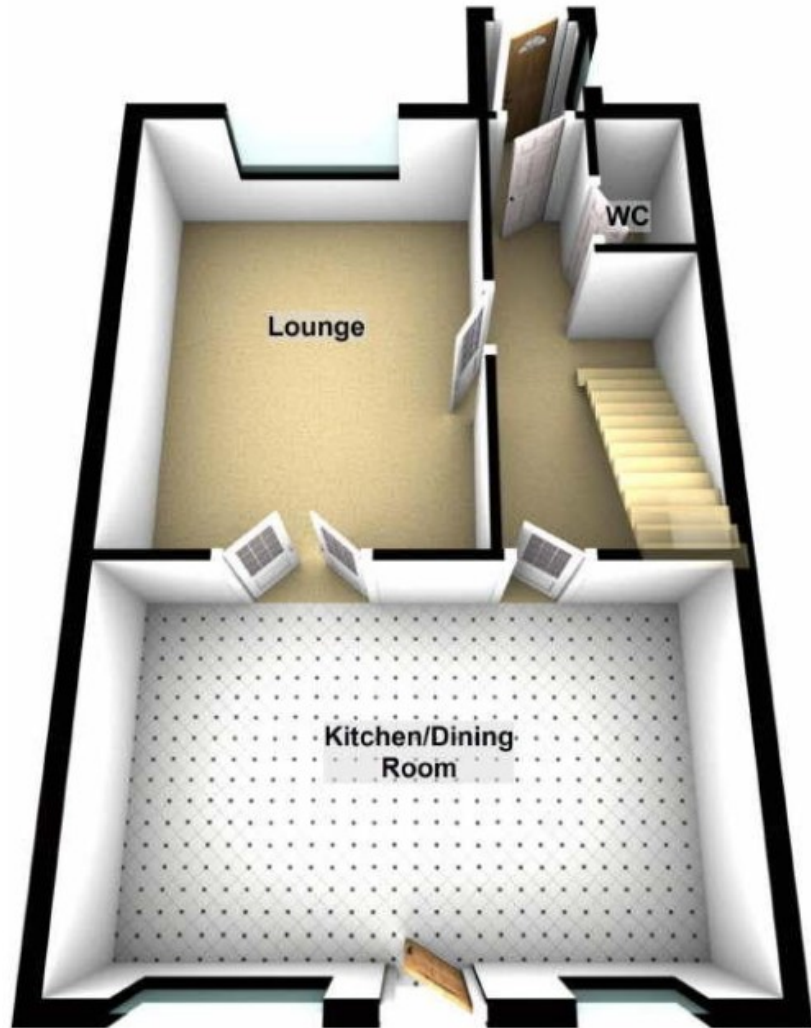
Garden - Garden forecourt. Split level paved patio garden. Large wooden shed with power.



Floorplan

Ground Floor

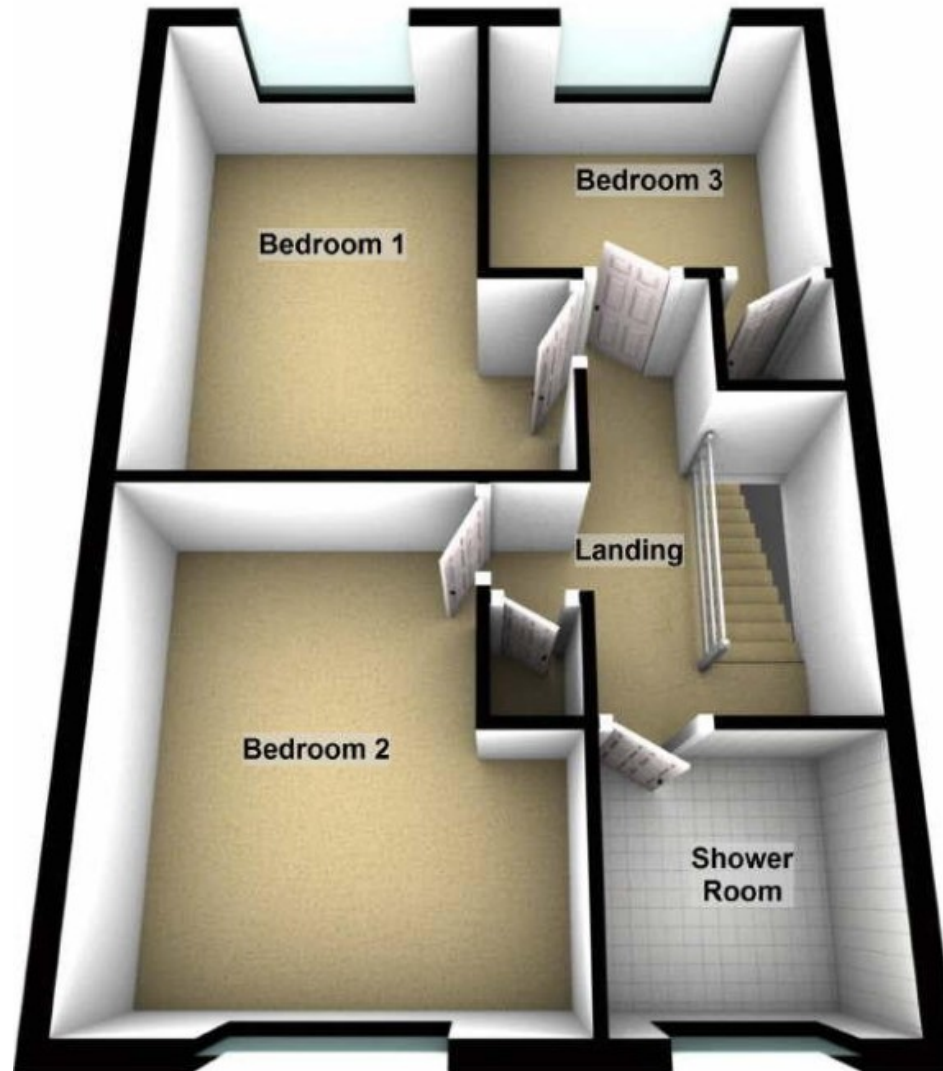
Approx. 498.3 sq. feet



Total area: approx. 982.2 sq. feet

First Floor

Approx. 483.9 sq. feet



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.

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