

£192,500
Freehold



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Features

- A WELL PRESENTED TWO BEDROOM DOUBLE FRONTED STONE END TERRACE
- SPACIOUS LOUNGE & DINING ROOM
- MODERN FITTED KITCHEN & VESTIBULE
- SUPERB MODERN FOUR PIECE WHITE BATHROOM
- CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT LINKS
- SITUATED ON A POPULAR ROAD IN THE HEART OF RAMSBOTTOM
- LOW MAINTENANCE REAR YARD
- GAS CENTRAL HEATING & FULLY DOUBLE GLAZED
- SOLD WITH NO ONWARD CHAIN
- VIEWING IS ESSENTIAL TO BE FULLY APPRECIATED

Summary of Property

**** A DEPCEPTIVELY SPACIOUS TWO BEDROOM DOUBLE FRONTED STONE BUILT END TERRACE ** MODERN FOUR PIECE WHITE BATHROOM & MODERN KITCHEN **** A charming double-fronted stone end-terrace home situated just off Bolton Road West, in a sought-after area within walking distance of local shops, schools, and the town centre, with easy access to the motorway network. Ideal for first-time buyers or buy-to-let investors, the property benefits from gas central heating and UPVC double-glazed windows and doors. The accommodation briefly comprises: vestibule, an inviting lounge, a separate dining room, a modern fitted kitchen, two well-proportioned bedrooms, and a contemporary four piece white shower room. Externally, the property features a rear yard. Conveniently located near Tagg Wood, Woodhey High School, and St. Andrew's C of E Primary School, this property offers an excellent location for families. Viewing is highly recommended and strictly by appointment through our Ramsbottom office. Independent mortgage advice is available on request. **SOLD WITH NO CHAIN!**

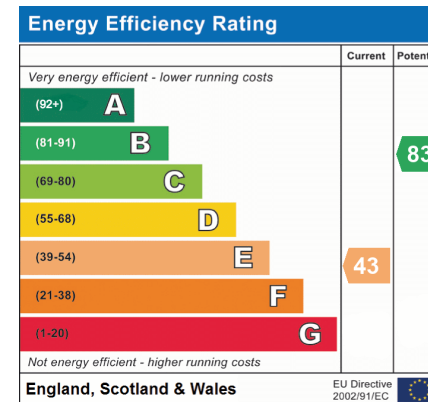
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: A Annual Amount:£1609.72 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 1000Mbps Upload: 1000Mbps

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



Local Authority

Bury Council

Band A

Tax Band Amount: £1609.72

Room Descriptions

Ground Floor

Vestibule

A composite front door.

Lounge

UPVC double glazed front window, stone fireplace surround with coal fire (discounted) radiator, TV point, meter cupboards, ceiling beams and ceiling point.

Dining Room

UPVC double glazed front window, radiator and ceiling point.

Kitchen

A range of wall and base units with complementary worksurface, single bowl sink unit with mixer tap, four ring gas hob, electric oven, part tiled walls, combi boiler, plumbed for washing machine, integrated dishwasher, radiator, ceiling beams, ceiling point, UPVC double glazed rear window, UPVC double glazed back door and stairs leading to the first floor landing.

First Floor

Landing

Loft access and ceiling point.

Bedroom One

UPVC double glazed front window, radiator and ceiling spotlights.

Bedroom Two

UPVC double glazed front and side windows, ceiling beams and ceiling point.

Bathroom

A four piece white suite comprising of a large walk-in shower unit, panel bath with mixer tap, low-level WC, wash hand basin with storage cupboards, radiator, storage cupboard, ceiling spotlights, extractor unit and UPVC double glazed rear window.

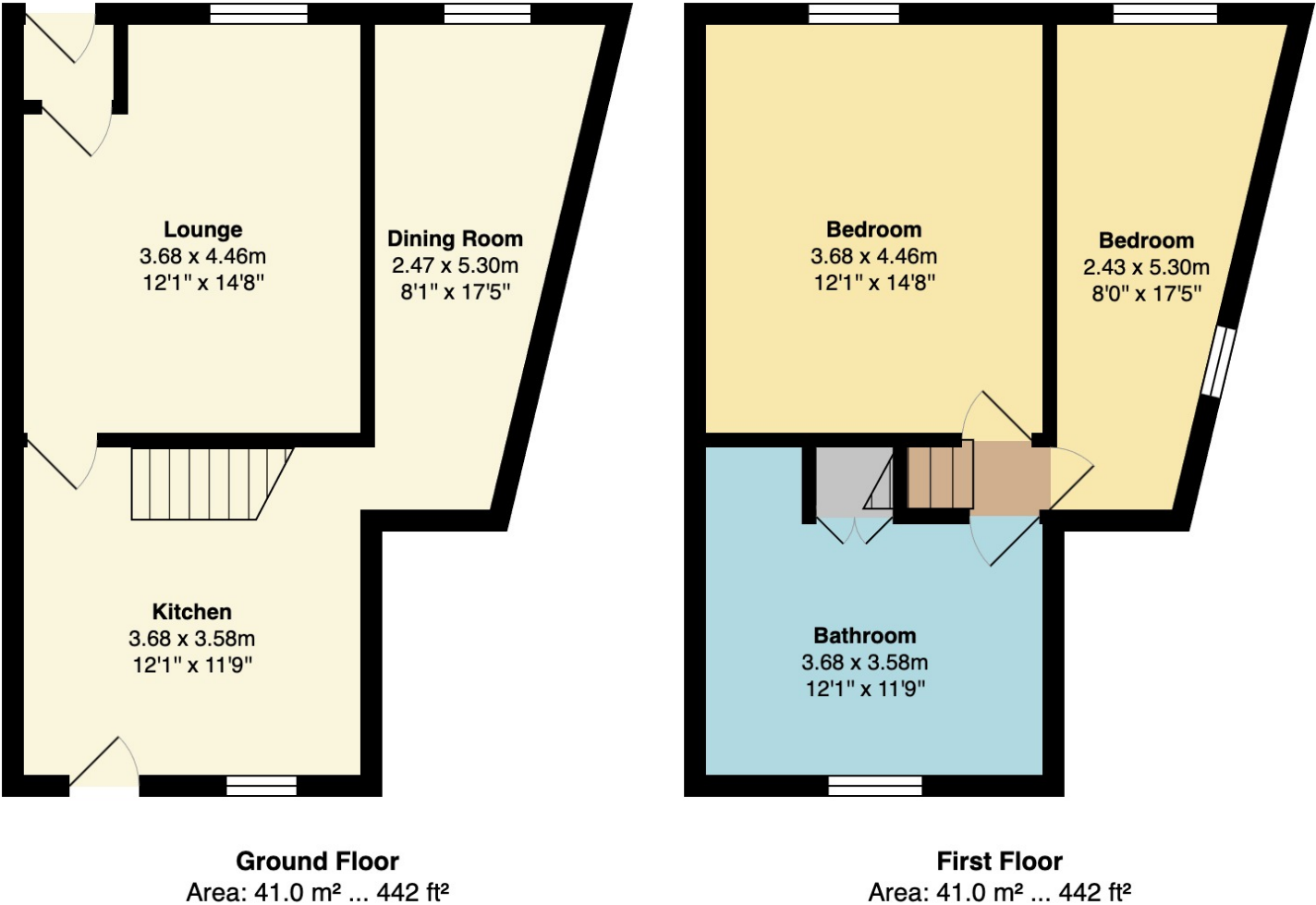
Outside

Yard

Enclosed pebbled rear yard with border and shrubs, Access to the rear.



Floorplan



Total Area: 82.1 m² ... 883 ft²

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.