

£205,000  
Leasehold



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### Features

- A BEAUTIFUL TWO BEDROOM MID STONE TERRACED PROPERTY IN A POPULAR LOCATION
- SPACIOUS LOUNGE & DINING ROOM WITH FEATURE FIREPLACE
- MODERN FITTED KITCHEN
- MODERN THREE PIECE WHITE SHOWER ROOM
- WITHIN WALKING DISTANCE OF RAMSBOTTOM TOWN CENTRE
- SOUTH FACING REAR COURTYARD- OVERLOOKING ALLOTMENT
- TWO DOUBLE BEDROOMS WITH MAIN BEDROOM HAVING FITTED WARDROBES
- VIEWING IS HIGHLY RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

### Summary of Property

**\*\* EXTENDED & DECEPTIVELY TWO DOUBLE BEDROOM STONE COTTAGE \*\* WELL PRESENTED & IDEAL FOR A FIRST TIME BUYERS**  
**\*\* WELL SOUGHT AFTER LOCATION & NOT OVERLOOKED TO THE REAR \*\*** JonSimon are pleased to bring to the market the two bedroom stone cottage, situated in a well sought after location, close walking distance to Ramsbottom Town Centre. The well proportioned ground floor layout features a vestibule entrance into the facing lounge with a feature fireplace, opening to a generous separate dining room with laminate wood flooring flowing through to the extended modern fitted kitchen complete with gas hob & electric oven. On the first floor, the spacious main bedroom faces the front and features wall to wall wardrobes, whilst the second bedroom is a good size double. The shower room is modern and sleek and features two piece WC and hand basin in white in addition to the walk in shower. To the outside there is a low maintenance enclosed rear court yard with a South facing aspect overlooking the local allotments and rear access gate. Viewing is highly recommended 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: 152Mbps Upload: 20Mbps

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

### Local Authority

Bury Council

Band B

Tax Band Amount: £1695.21

## Room Descriptions

### Ground Floor

#### Entrance Vestibule

Opening through an inner door into the lounge.

#### Lounge

With a front facing UPVC window, coving, centre ceiling light and two wall lights, feature fireplace with an electric fire, radiator, TV point and power points.

#### Dining Room

With a rear facing UPVC window, coving, centre ceiling light, laminate wood effect flooring, radiator, telephone point, power points and stairs ascending to the first floor landing.

#### Kitchen

With rear and side facing UPVC window, centre ceiling light and power points. Modern fitted kitchen with a range of wall and base units with contrasting work surfaces, inset sink and drainer units, built in electric oven and gas hob with extractor hood, plumbing for a washing machine and space for an American style fridge freezer. UPVC door opens out to the courtyard.

### First Floor

#### Landing

Ceiling Point.

#### Bedroom One

With a front facing UPVC window, centre ceiling light, wall to wall fitted wardrobes, radiator and power points.

#### Bedroom Two

With a rear facing UPVC window, centre ceiling light, radiator and power points.

#### Shower Room

With a rear facing opaque UPVC window, laminate wood effect flooring, heated towel rail, walk in shower unit, low level WC and hand wash basin.

### Outside

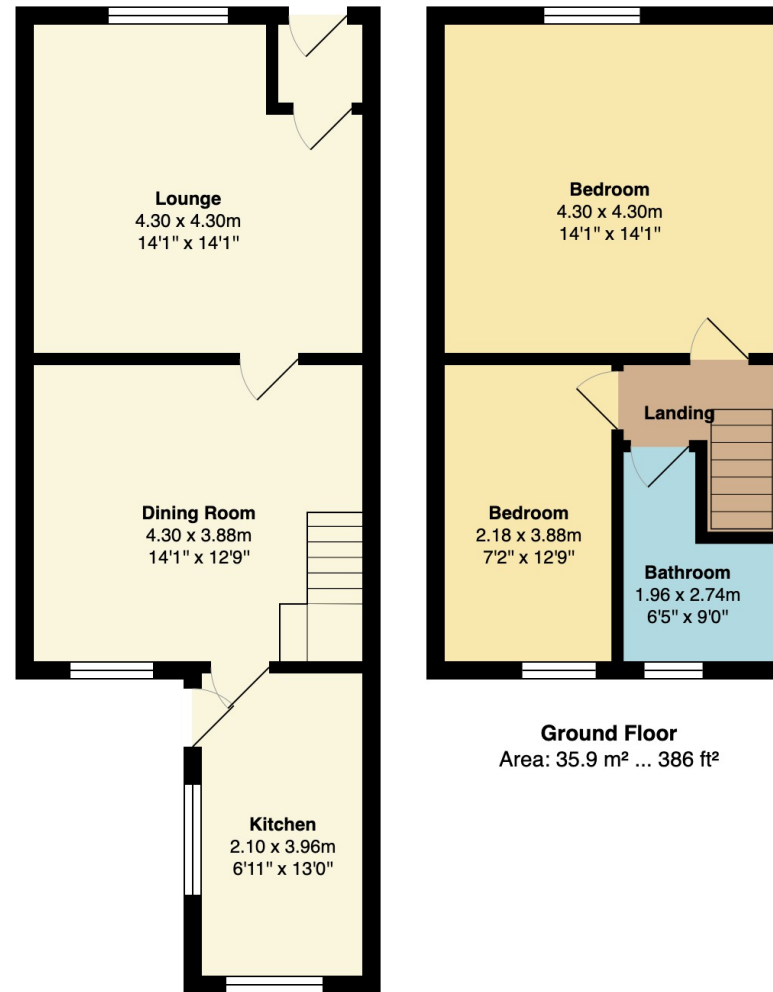
#### Gardens

Front - Small garden to the front and pathway.

Rear Courtyard - To the rear of the property is a walled courtyard with a bin storage area and rear access gate.



# Floorplan



**Ground Floor**  
Area: 44.5 m<sup>2</sup> ... 479 ft<sup>2</sup>

**Ground Floor**  
Area: 35.9 m<sup>2</sup> ... 386 ft<sup>2</sup>

Total Area: 80.4 m<sup>2</sup> ... 865 ft<sup>2</sup>

## 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.