

£1,250
pcm



JON SIMON
ESTATE AGENTS

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Features

- Stunning open views to the Front and Rear
- Three good sized bedrooms
- Stunning period property
- Fitted kitchen and Separate Utility room
- Two large reception rooms
- Deposit Required = £1250
- Located just off Bolton Road West on the border of Hawkshaw
- Available from the 7th June 2024
- EPC Rating - D
- Viewing highly recommended and strictly by appointment only
- Cottage style garden & enclosed yard

Summary of Property

**** STUNNING VIEWS FRONT & REAR ** BEAUTIFUL GARDEN **** A delightfully situated three bedroomed terrace cottage in a unique enviable 'tucked away' semi-rural setting, enjoying outstanding views over Redisher and to Holcombe Hill, within a short row of similarly attractive dwellings located close to local shops, schools and services. The accommodation comprises of entrance porch, entrance hallway with under stairs storage, two generous open plan reception rooms, a fitted kitchen and a utility room with further plumbing and washing facilities.

To the first floor are three bedrooms and a modern three piece bathroom with shower over. The property benefits from full gas central heating via a new combi boiler & UPVC double glazing throughout. Viewing highly recommend and is strictly by appointment only via our Ramsbottom office. The property is available from the 7th June 2024.

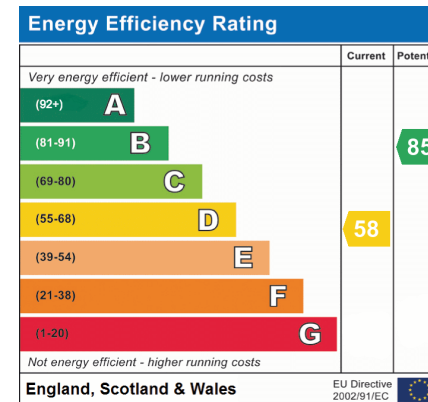
Deposit: £1250.00

Bury Council: C Annual Amount: £2146.28 Approx.

Flood Risk: Very Low

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

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



Local Authority

Bury Council

Band C

Tax Band Amount: £2146.28

Room Descriptions

Ground Floor

Front Porch

Part glazed entrance porch.

Entrance Hallway

Traditional reception hallway with spindled staircase.

Lounge

Attractive Lounge with living flame gas fire set within fire surround to chimney breast, ceiling coving, French doors to patio and garden.

Dining Room

Spacious living/dining room.

Kitchen

Attractively fitted with a range of base and wall units incorporating built under oven, gas hob, canopy hood and inset sink unit, plumbed for dishwasher, part tiled walls.

Utility Room

Plumbed for automatic washing machine, central heating boiler and Belfast sink bowl.

First Floor

Landing

Bedroom One

Views to rear.

Bedroom Two

Views to front.

Bedroom Three

Views to the front.

Family Bathroom

Comprising three piece white suite of panelled bath with shower over, vanity basin and w.c., tiled walls.

Outside

Gardens & Parking

Parking: Off road parking.

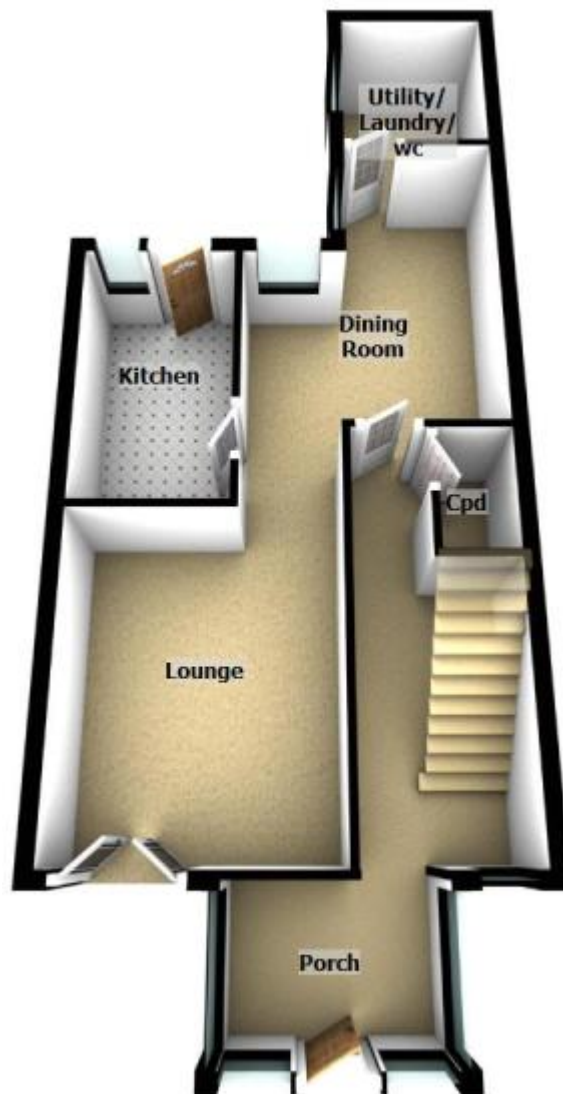
Gardens: Terraced patio style cottage garden to rear. Generously stocked front garden of lawn with border surround.



Floorplan

Ground Floor

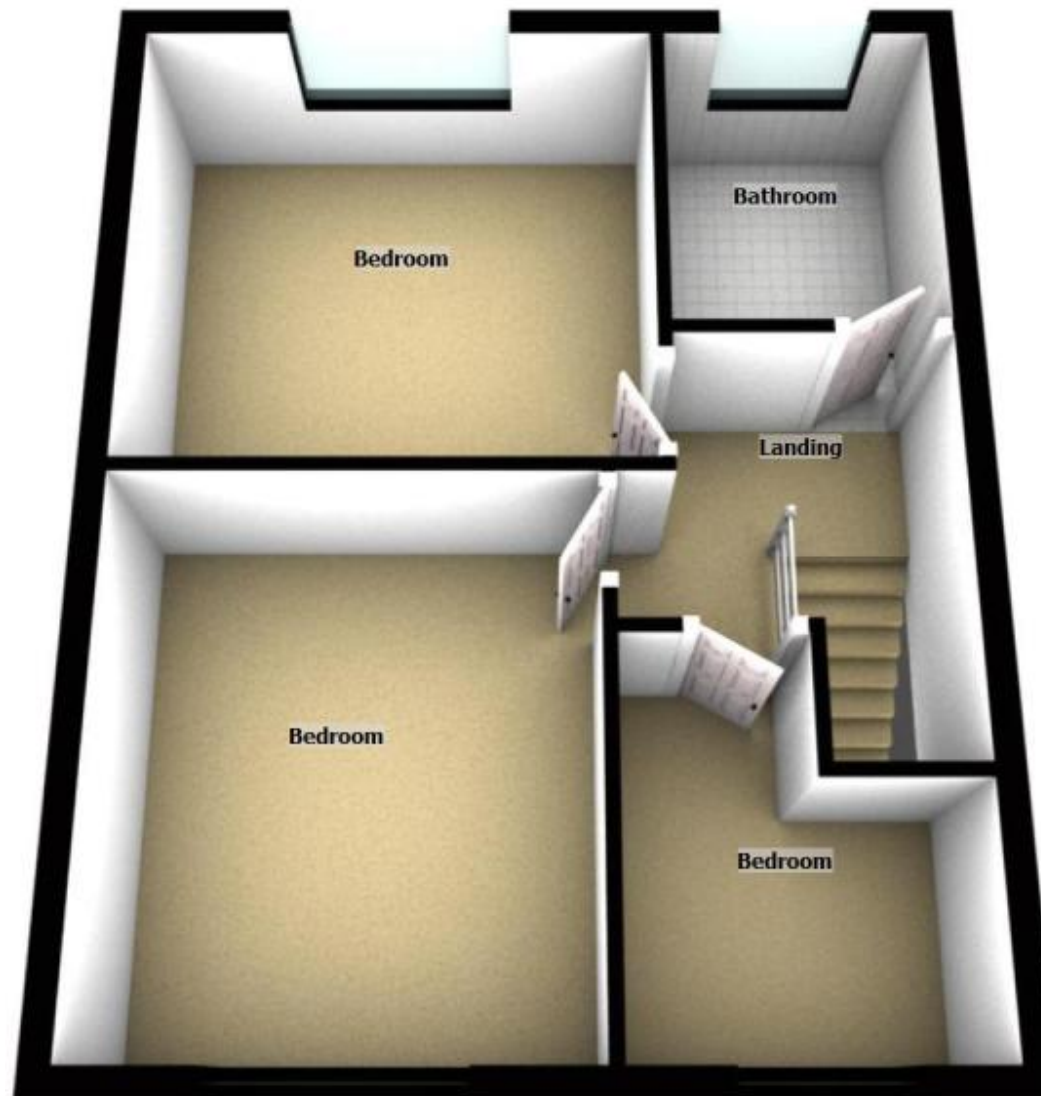
Approx. 49.3 sq. metres (530.5 sq. feet)



Total area: approx. 89.5 sq. metres (963.1 sq. feet)

First Floor

Approx. 40.2 sq. metres (432.6 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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