

£155,000
Freehold



JONSIMON
ESTATE AGENTS

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Features

- Well Presented, One Bedroom, Mid Stone Terrace Cottage
- Brand New Modern Fitted Kitchen
- Bright & Airy Accommodation
- Sold With No Onward Chain
- Spacious Lounge & Vestibule
- Gas Central Heating & Double Glazing Throughout
- Close To Popular Local Schools & Motorway Links
- Modern Three Piece Shower Room
- Highly Sort After Location & Walking Distance to Ramsbottom Town Centre
- EPC Rating - D
- Fully Double Glazed & Gas Central Heating
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** BRAND NEW FITTED KITCHEN ** SOLD WITH NO ONWARD CHAIN ** WALK-IN CONDITION **** JonSimon Estate Agents are delighted to offer for sale this well-presented stone-built terraced property, conveniently located within walking distance of Ramsbottom village centre. The accommodation has been newly decorated throughout and features newly fitted carpets. It benefits from gas-fired central heating and fully double-glazed windows. Internally, the property comprises an entrance vestibule, a spacious lounge, and a brand new, fully fitted modern kitchen (please note limited head height in some areas). The first floor offers a large double bedroom and a three-piece white shower room, including a shower cubicle, low flush WC, and pedestal wash hand basin. Situated a short walk from Ramsbottom village centre, the property is close to local amenities and transport links. Viewing is highly recommended and strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax

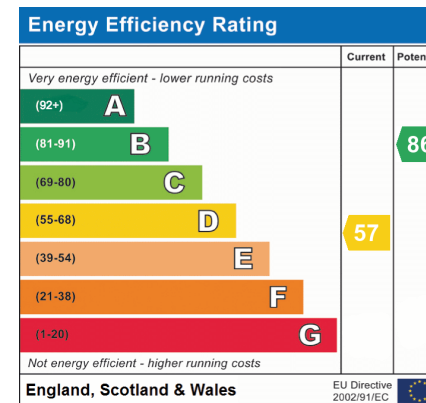
Bury Council: A Annual Amount:£1525.86 Approx.

Flood Risk: Very Low

Broadband availability

Superfast: Download: 66Mbps Upload: 14Mbps

Mobile Coverage



Local Authority

Bury Council
 Band A
 Tax Band Amount: £1525.86

Room Descriptions

Ground Floor

Entrance Hallway

A composite double glazed front door, wall light and tiled flooring.

Lounge

UPVC double glazed front window, radiator, ceiling point, meter cupboard and boiler cupboard housing the Combi boiler.

Kitchen

A modern range of base units with complimentary worksurface, single bowl sink unit with drainer, four ring electric hob, electric oven, tiled flooring, radiator, wall lights, UPVC double glazed side window and UPVC double glazed back door.

First Floor

Landing

Radiator and ceiling point.

Bedroom

UPVC double glazed front window, radiator, loft access and ceiling point.

Shower Room

A modern three piece white suite comprising of a walk-in shower unit with electric shower, low level WC, wash hand basin, radiator, laminate flooring, extractor unit, internal window and ceiling point.

Outside

Yard

Pebble enclosed yard with gated access to the side. This is just for access only.



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.