

£675  
pcm



**JS** SIMON  
ESTATE AGENTS

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### Features

- Two Bedroom Mid Terrace Home
- Entrance Hallway
- Spacious Lounge
- Modern Dining Kitchen
- Modern Three Piece Bathroom
- Close Local Amenities and Transport Links
- Available Immediately
- Gas Central Heating & Double Glazed Throughout
- Enclosed Rear Yard
- EPC Rating - D
- Viewing by appointment only via our Ramsbottom office

## Summary of Property

**\*\* AVAILABLE IMMEDIATELY \*\*** Well presented two-bedroom mid terrace property, is now available on the market for immediate occupancy. This residence, recently subjected to a comprehensive renovation, is highly recommended for viewing and conveniently situated near the motorway network and picturesque open countryside. The property includes an entrance hallway leading to an spacious lounge and modern dining kitchen area. On the first floor, you'll find two bedrooms and a contemporary three-piece bathroom suite. Outside is an enclosed rear yard. With the added advantages of gas central heating and double glazing, this well-maintained home is a definite must-see in our opinion.

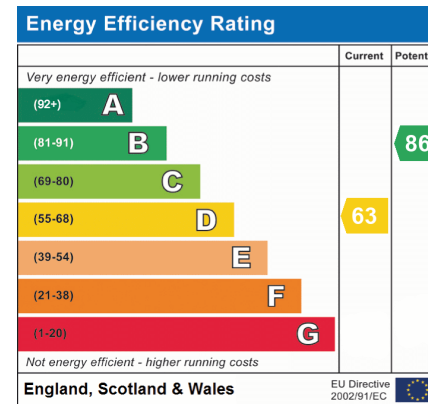
Tenancy Deposit - £675.00

Rent: £675.00 PCM

Tenancy Term - Minimum 6 months

Council Tax Band - A

Viewing strictly by appointment only with our Ramsbottom office.



### Local Authority

Rossendale Council  
Band A  
Tax Band Amount: £1471.95

## Room Descriptions

### Ground Floor

#### Entrance Hallway

UPVC front entrance door, gas central heating radiator, stairs to the first floor, door to lounge

#### Lounge

UPVC double glazed window, gas central heating radiator, door to kitchen.

#### Dining Kitchen

UPVC double glazed window, white high gloss wall and base units, laminate work tops, inset stainless steel sink and drainer, plumbing for washing machine, gas central heating radiator, under stair storage, uPVC half glazed door to rear.

### First Floor

#### Landing

Loft access, doors to two bedrooms and bathroom

#### Bedroom One

UPVC double glazed window, gas central heating radiator, storage cupboard housing the combi boiler.

#### Bedroom Two

UPVC double glazed window, gas central heating radiator and ceiling point.

#### Bathroom

Tiled bath with shower over, wash hand basin, low suite WC, frosted UPVC double glazed window, extractor facility and heated towel radiator.

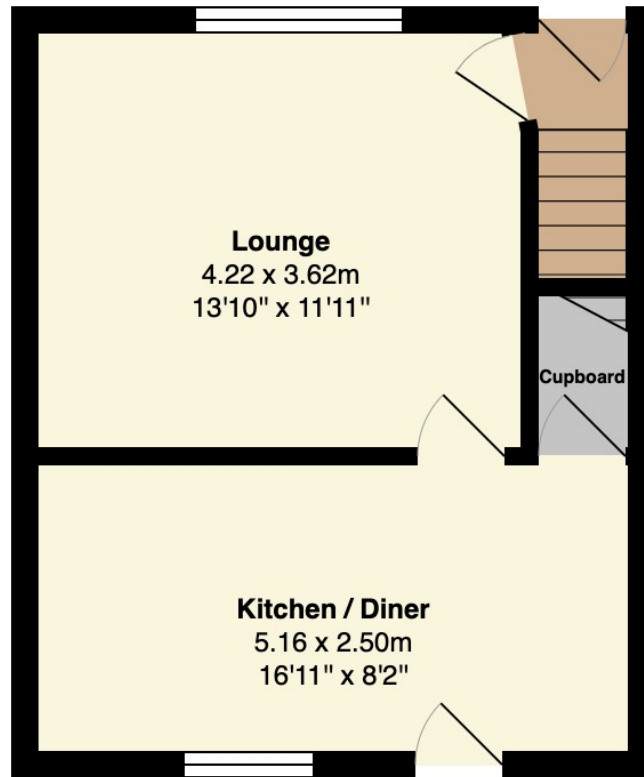
### Outside

#### Yard

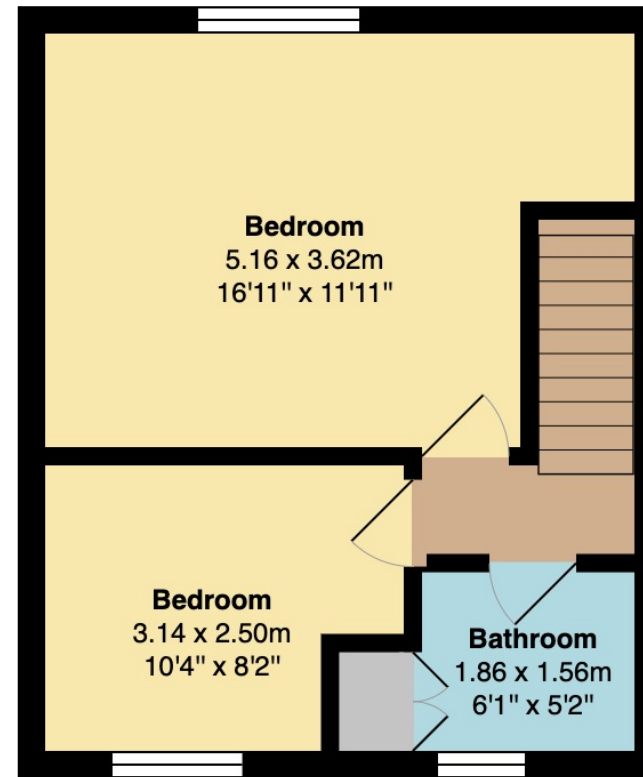
Fully enclosed paved rear yard and gated access.



## Floorplan



**Ground Floor**  
Area: 32.4 m<sup>2</sup> ... 349 ft<sup>2</sup>



**First Floor**  
Area: 32.4 m<sup>2</sup> ... 349 ft<sup>2</sup>

Total Area: 64.8 m<sup>2</sup> ... 698 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.