

£950  
pcm



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### Features

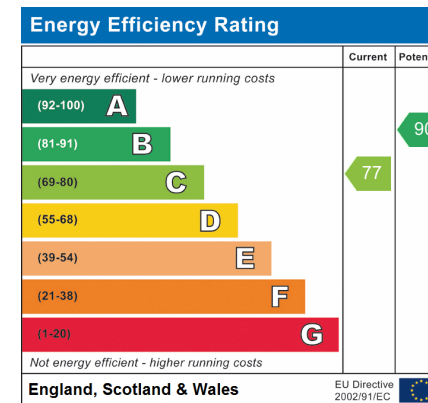
- A well presented two bedroom stone terrace
- Spacious lounge
- Modern fitted dining kitchen with French patio doors
- Fully double glazed & gas central heating
- Two double bedrooms
- Modern four piece white bathroom suite
- Walking distance to Ramsbottom centre
- Close to local schools, shops and motorways
- EPC Rating - C
- Viewing is a must and strictly by appointment

### Summary of Property

**\*\* TWO DOUBLE BEDROOMS \*\* VERY POPULAR LOCATION \*\*** A modernised and well presented two bedroom mid stone terrace located within walking distance to Ramsbottom. The accommodation comprises of spacious lounge with stairs leading to the first floor, open plan fitted dining kitchen with patio doors to the rear, five burner range cooker, plumbing for washing machine and space for fridge freezer. On the first floor are two double bedrooms, a stylish four piece white bathroom including a separate walk in shower and a boarded loft ideal for storage with Velux window. Outside there is an enclosed patio to the rear with gate access and the property benefits from full gas central heating via a combi boiler & UPVC double glazing. Viewing is highly recommended and is strictly by appointment only.

Rent = £950pcm

Deposit = £950



### Local Authority

Bury Council  
Band B  
Tax Band Amount: £1780.17

## Room Descriptions

### Ground Floor

#### Lounge

UPVC double glazed front door and window, radiator, meter cupboard, solid oak flooring, TV point, wall lights, ceiling point and stairs leading to the first floor landing.

#### Dining Kitchen

A modern range of wall and base units with complimentary worksurface, single bowl sink unit with drainer, gas cooker with five ring gas hob, extractor hood above, part tiled walls, solid oak flooring, radiator, plumbing for washing machine, ceiling point, UPVC double glazed French patio doors.

### First Floor

#### Landing

Ceiling point and loft access with pulldown ladders.

#### Bedroom One

UPVC double glazed front window, radiator, built-in shelves and ceiling point.

#### Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

#### Bathroom

A modern four piece white bathroom suite, comprising of a panelled bath with mixer tap, walk-in shower unit, low-level WC, wash hand basin, towel radiator, tiled walls and ceiling point.

#### Loft Room

Velux window and combi boiler.

### Outside

#### Yard

Enclosed paved yard with gated access to the rear.



**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.