

£220,000
Leasehold



JS
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ESTATE AGENTS



Features

- A well presented two bedroom, three storey stone terrace
- Lovely views to the rear
- Three reception rooms
- Fitted kitchen & Entrance Vestibule
- Four piece family bathroom
- Gas central heating & double glazed windows
- Paved rear garden
- Situated a short distance from Edenfield Village and Ramsbottom Village
- Close to local schools, shops and motorways
- EPC Rating - D
- Viewing is a absolute must to appreciate the size of this property

Summary of Property

**** A WELL PRESENTED STONE PROPERTY WITH REAR VIEWS ** THREE STOREY HOME ** THREE RECEPTION ROOMS **** This well presented property is situated in a superb position, boasting exceptionally well presented accommodation with open views to the rear, that simply must be viewed in person to be fully appreciated. The generous and bright accommodation comprises an entrance vestibule, open plan dining room and lounge with a feature fireplace. To the lower ground floor is a separate sitting room and the fitted kitchen with a range of fitted appliances and access to the rear. To the first floor there are two good sized bedrooms and the family bathroom. Outside to the rear is a paved patio garden. The popular location is within easy access to the many shops and amenities Ramsbottom has to offer and is well placed for major transport links making it easy to commute into Bury, Manchester and across the North West. Highly regarded schools are also within walking distance. Viewing is high recommended and is strictly by appointment only via our Ramsbottom office.

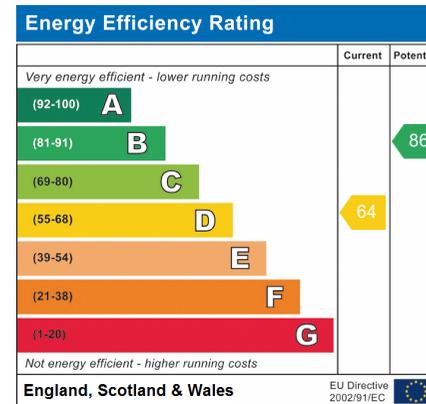
Tenure: Leasehold, lease remaining 24/12/2953

Local Authority/Council Tax: Bury Council: A Annual Amount:£1525.86 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 75Mbps Upload: 19Mbps

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



Local Authority

Bury Council
Band A
Tax Band Amount: £1525.86

Room Descriptions

Ground Floor

Vestibule

Dining Room

Lounge

Lower Ground Floor

Kitchen

Sitting Room

First Floor

Landing

Bedroom One

Bedroom Two

Bathroom

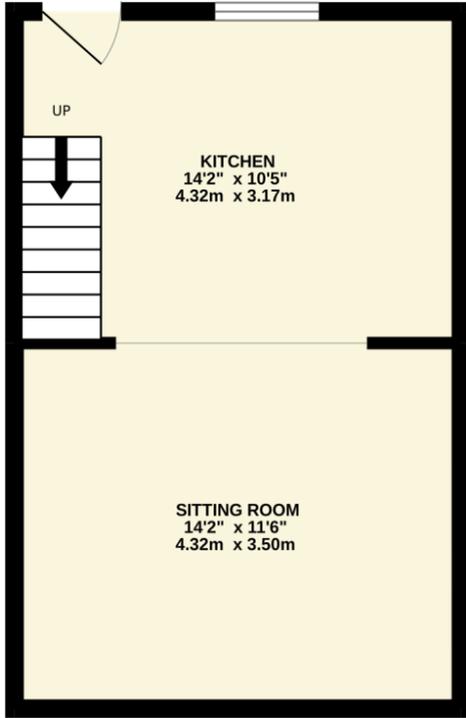
Outside

Garden

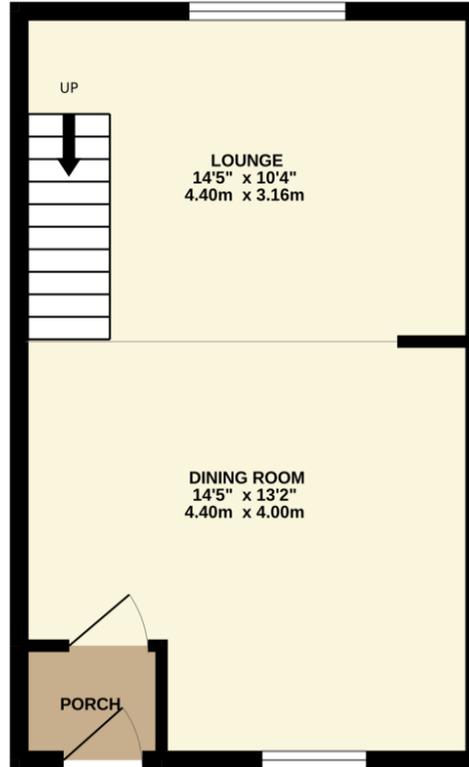


Floorplan

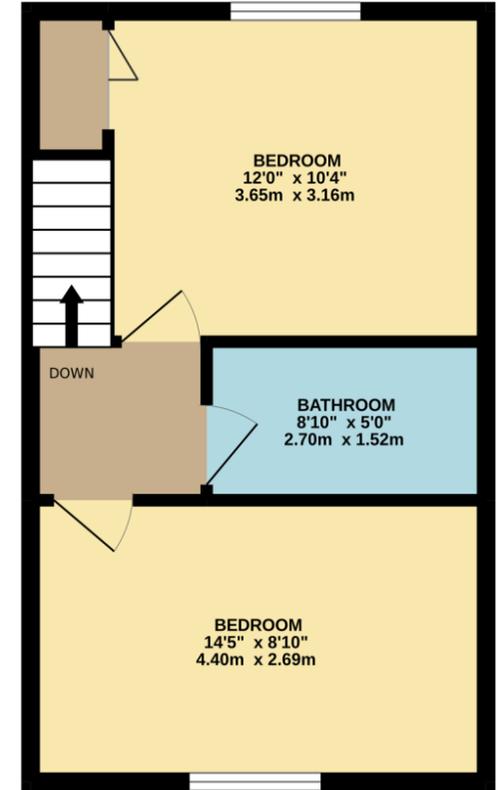
LOWER GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.