

£175,000
Freehold



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Features

- LARGE STONE TERRACE IN A CHOICE LOCATION
- IN NEED OF REFURBISHMENT
- VESTIBULE & ENTRANCE HALLWAY
- TWO LARGE RECEPTION ROOMS
- EXTENDED FITTED KITCHEN
- SOLD WITH NO ONWARD CHAIN
- ENCLOSED REAR YARD
- THREE PIECE FAMILY BATHROOM
- CELLAR
- EPC Rating - D

Summary of Property

**** BUYER SOURCED VIA OUR MAILING LIST BEFORE HITTING THE MARKET, MORE PROPERTIES REQUIRED TO MEET DEMAND ** SOLD WITH NO ONWARD CHAIN **** Located in the highly sought-after Ramsbottom area of Bury, this deceptively spacious stone mid-terraced family home is just a short walk from Ramsbottom village, local schools, shops, and amenities. While the property requires modernisation throughout, it offers tremendous potential to create your ideal home. The property comprises briefly; a entrance vestibule, hallway which provides access through to two spacious reception rooms with wall mounted fireplaces and extended fitted kitchen. The first floor comprises of doors on to two bedrooms, large store room and a three-piece bathroom suite. Additionally there is a large cellar. Externally there is an enclosed yard to the rear with gates for potential off road parking. Viewing is strictly by appointment only via our Ramsbottom office.

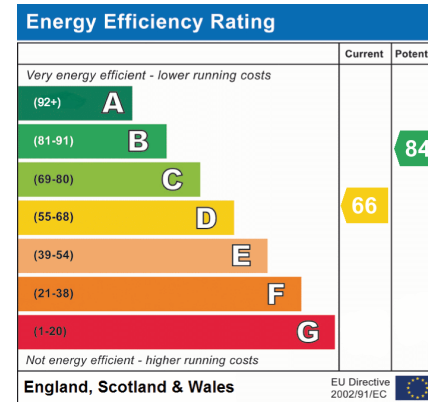
Tenure: Freehold

Local Authority/Council Tax: Bury Council: B Annual Amount: £1780.17 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1000Mbps Upload: 1000Mbps

Mobile Coverage: EE - Limited, Vodafone - Limited, Three - Limited, O2 - Likely



Local Authority

Bury Council
Band B
Tax Band Amount: £1780.17

Room Descriptions

Ground Floor

Vestibule

UPVC double glazed front door and window, ceiling coving and entrance door.

Hallway

Radiator, ceiling coving, ceiling point and stairs leading to the first floor landing.

Lounge

Double glazed window, gas fire with surround, ceiling coving, ceiling rose and ceiling point.

Dining Room

UPVC double glazed rear window, radiator, gas fire with surround, ceiling coving, ceiling point, storage cupboard and access to the seller.

Kitchen

A range of wall and base units with complement work surface, single bowl sink unit with double drainer, radiator, part tiled walls, tiled flooring, storage cupboard, ceiling point and combi boiler. UPVC double glazed side window and back door.

Lower Ground Floor

Cellar

Stone steps, York stone flooring, electric meter, ceiling point and drain.

First Floor

Landing

Ceiling points.

Bedroom One

A double glazed window, fitted wardrobes and units, gas fire with surround, ceiling coving and ceiling point.

Bedroom Two

UPVC double glazed window, radiator and ceiling point.

Store Room

Rear window, ceiling point and loft access.

Family Bathroom

A three piece white suite comprising of a panel bath with mixer tap, low level WC, wash hand basin with storage cupboard underneath, radiator, ceiling coving, ceiling point and UPVC double glazed window.

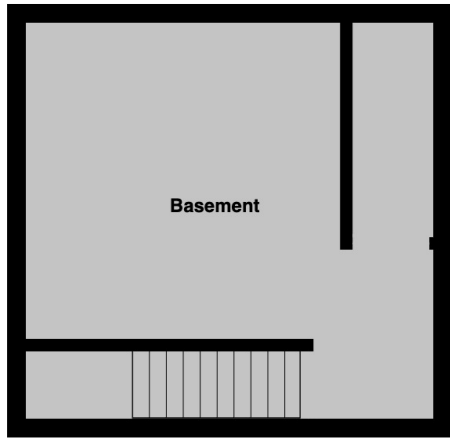
Outside

Yard & Parking

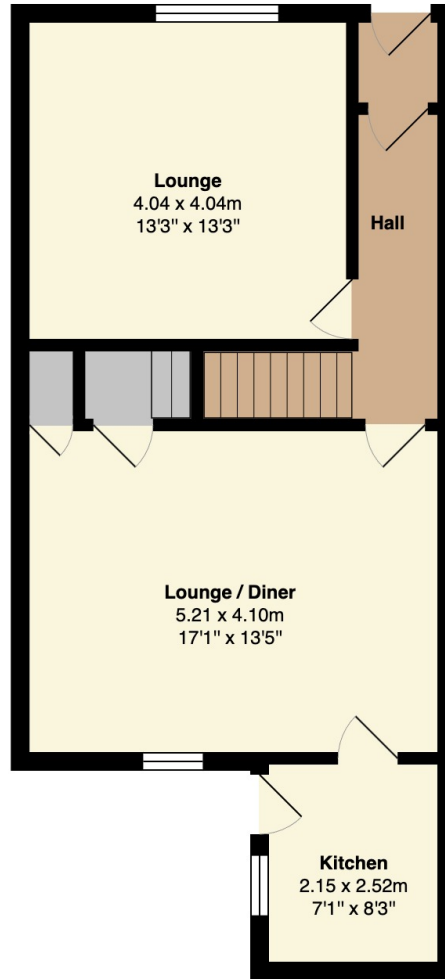
An enclosed rear yard with York stone paving, double gates leading to the rear.



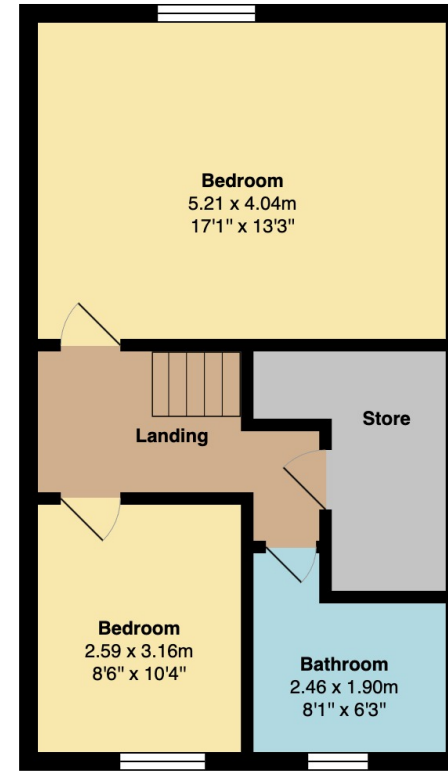
Floorplan



Basement
Area: 26.3 m² ... 283 ft²



Ground Floor
Area: 54.3 m² ... 584 ft²



First Floor
Area: 48.5 m² ... 522 ft²

Total Area: 129.2 m² ... 1390 ft²

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.