

£395,000
Leasehold



JON SIMON
ESTATE AGENTS

JON SIMON
ESTATE AGENTS



Features

- Well Presented, Four/Five Bedrooms Stone End Townhouse
- Views Overlooking Holcombe Hill
- Set Over Three Floors
- Modern Family Bathroom, En-Suite Shower Room & Downstairs WC
- Set in A Quiet Cul-De-Sac Location
- Single Garage with Driveway for Parking
- Spacious Lounge, Orangery & Dining Kitchen
- Front & Rear Gardens
- EPC Rating - C
- Viewing is an absolute must as interest is due to be high and is strictly by appointment only

Summary of Property

**** FOUR/FIVE BEDROOM END TOWNHOUSE ** STUNNING LOCATION & VIEWS ** WELL PRESENTED & SPACIOUS PROPERTY, SET IN CUL DE SAC LOCATION **** JonSimon are pleased to bring to the market this four/five bedroom end terraced house, set over three levels, situated a short walking distance from Ramsbottom Town Centre. The property is set in a very popular location, with ample parks and countryside surrounding the area. The property in brief comprises of entrance hallway, downstairs wc, kitchen/breakfast room, lounge and orangery which is now used as a dining room and leads through to the rear garden. To the second level we have main bedroom with en-suite shower room, bedroom two which was originally a second reception room and access to third floor. To the third floor we have bedroom three, four and five and a modern family bathroom. The property benefits from gas central heating and double glazing throughout and has a garage with driveway parking for two vehicles. The property also benefits from a good sized garden to rear and is a must see to appreciate size and space of property.

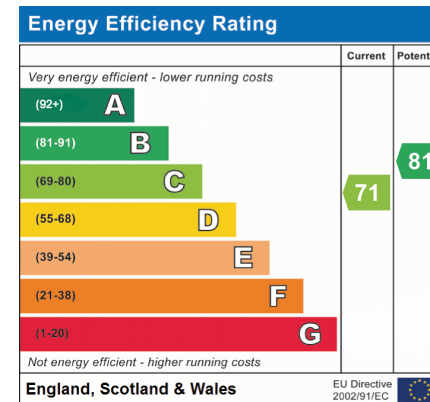
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: D Annual Amount: £2288.80 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 D

Tax Band Amount: £2288.8

Room Descriptions

Ground Floor

Entrance Hallway

uPVC front door to front elevation, laminate wooden flooring, centre ceiling light x 2, gas central heating radiator, access to downstairs WC, downstairs accommodation and staircase to first floor with under stairs storage cupboard.

Guest WC

1.73m x 0.84m (5'8 x 2'9) - uPVC window to side elevation, two piece suite comprising of low level WC and wash hand basin, laminate wooden flooring, fully tiled, centre ceiling light, gas central heating radiator.

Lounge

4.72m x 3.51m (15'6 x 11'6) - uPVC window to rear elevation and French doors leading into orangery/dining room, wall mounted electric fire, laminate wooden flooring, centre ceiling light, gas central heating radiator.

Dining Kitchen

2.59m x 4.70m (8'6 x 15'5) - uPVC window to front elevation, fitted with a wide range of wall and base units, post form laminate work top, inset one and half sink with mixer taps, splash back tiles, 4 ring gas hob with extractor above, integrated double electric oven and grill, fridge integrated freezer, plumbed for washer and dryer, plumbed for dishwasher, breakfast bar seating area, tiled flooring, gas central heating radiator, centre ceiling light x 2.

Orangery

3.66m x 4.34m (12 x 14'3) - uPVC windows to rear and side elevation, French doors leading out to rear garden, fully insulated roof, fully plastered with thermal plasterboard, laminate wooden flooring and centre ceiling light, gas central heating radiator.

First Floor

Landing

UPVC Window to the side elevation and ceiling point.

Reception Room/ Bedroom Two

4.75m x 3.48m (15'7 x 11'5) - uPVC window and French doors with Juliet balcony to rear elevation, gas feature fire with marble surround fireplace, gas central heating radiator, centre ceiling light.

Main Bedroom

4.32m x 2.74m (14'2 x 9) - uPVC window to front elevation with views overlooking Holcombe Hill, fitted wardrobes and bedside tables, gas central heating radiator, centre ceiling light and access to en-suite.

En-Suite Shower Room

1.93m x 1.68m (6'4 x 5'6) - uPVC window to front elevation, fitted with modern 3 piece suite in white, comprising of low level WC, modern style wash hand basin with storage below, wall mounted vanity mirror with lighting, walk in thermostatic shower, fully tiled walls and floors, recessed ceiling lights.

Second Floor

Landing

uPVC window to side elevation, centre ceiling light, access to bedrooms and family bathroom, storage cupboard, loft access which is fully insulated with drop down ladder and electric light.

Bedroom Three

4.06m x 3.25m (13'4 x 10'8) - uPVC windows x 2 to front elevation with views overlooking holcombe hill, fitted desk, fitted drawers, built in storage cupboards and book case, gas central heating radiator, centre ceiling light.

Bedroom Four

2.29m x 2.90m (7'6 x 9'6) - uPVC window to rear elevation, fitted with built in storage cupboards, drawers and shelving units, gas central heating radiator, centre ceiling light.

Bedroom Five

2.29m x 2.90m (7'6 x 9'6) - uPVC window to rear elevation, fitted with built in storage cupboards, drawers and shelving units, gas central heating radiator, centre ceiling light.

Family Bathroom

1.93m x 1.98m (6'4 x 6'6) - Modern fitted 3 piece suite in white comprising of low level WC, wash and basin and L shaped bath with thermostatic shower above, heated chrome towel rail, fully tiled walls, fully tiled floors recessed ceiling lights, wall mounted light up vanity mirror, extractor fan.

Outside

Garage & Parking

Tarmac driveway parking for two vehicles, single garage with up and over door, light & power sockets, access to rear garden.

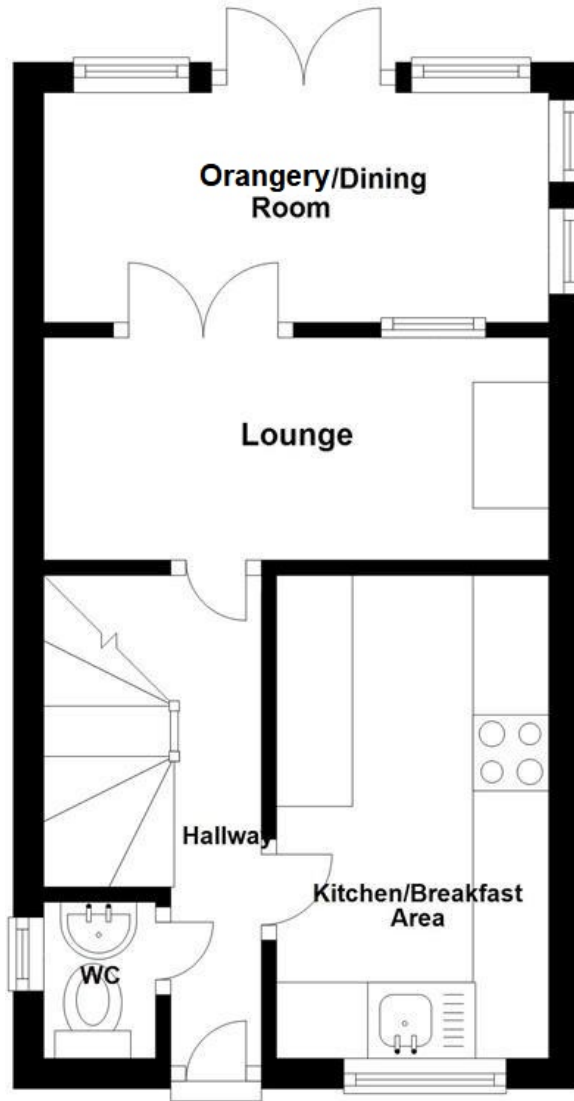
Gardens

Front: Enclosed lawn area with brick stone wall and iron railings, pathway leading to front door with lawned area and small trees and shrubs.

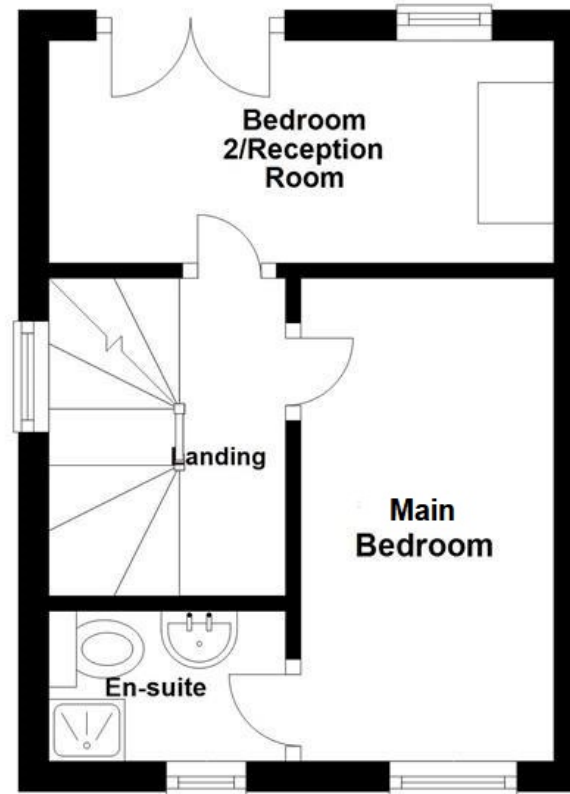
Rear: Private garden to rear, enclosed with wooden fencing, flagged patio area leading off to lawn, mature shrubs and bushes, with access to garage.



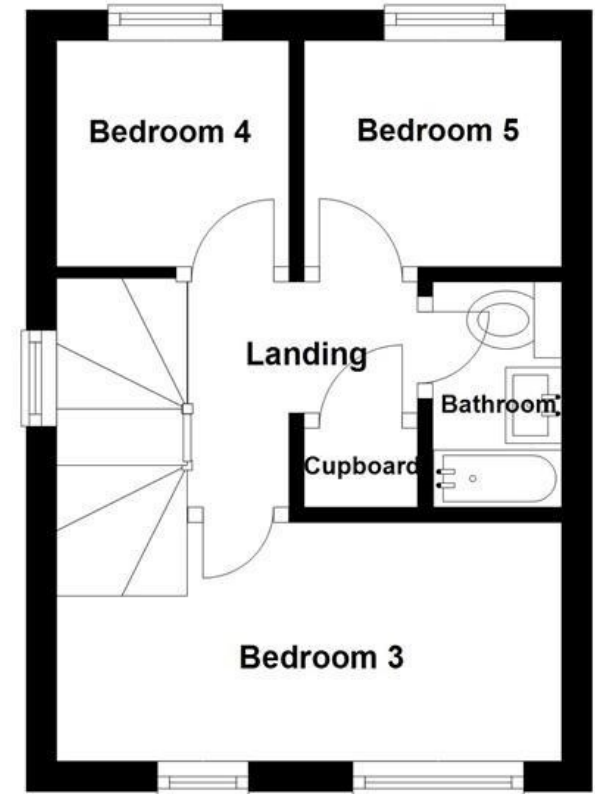
Ground Floor



First Floor



Second Floor



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.