

£160,000  
Leasehold



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### Features

- Ideal for First Time Buyers
- Beautifully presented two bedroom room stone mid terrace property
- Bright Spacious Lounge with Feature Fire
- Completely Refurbished Throughout
- Brand New Fitted Dining Kitchen
- Two Generous Bedrooms
- Brand New Three Piece White Family Bathroom
- Sold With No Onward Chain
- With local amenities on the door step and motorway networks just around the corner
- EPC Rating - C
- Enclosed Rear Yard with AstroTurf Lawn
- Early viewing is a must to appreciate the accommodation on offer, Strictly by appointment only

## Summary of Property

**\*\* WOW \*\* SIMPLY STUNNING, WALK IN CONDITION \*\* UNDERGONE REFURBISHMENT \*\*** A perfectly presented two bedroom stone built mid terrace in the popular location of Bury. This property has just undergone a full refurbishment throughout so would suit ideally someone who is looking to not lift a finger and move straight in. The property briefly comprises of: Spacious bright lounge with electric wall mounted fire, brand new modern fitted dining kitchen. First floor, landing area, two good sized bedrooms and superb brand new modern three piece white bathroom suite. Outside there is enclosed yard to the rear with AstroTurf lawn. The house is within a short drive to the motorway network, Bury centre and Elton High School. **SOLD WITH NO ONWARD CHAIN.** Viewing is an absolute must as interest will be extremely high and is strictly by appointment only via our Ramsbottom office.

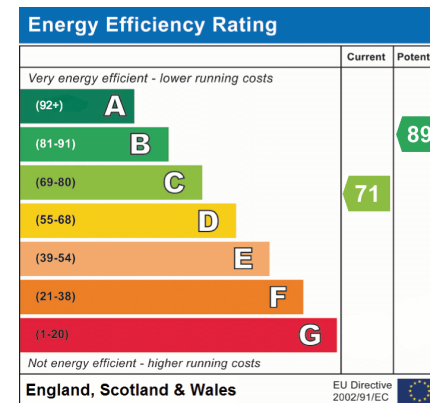
Tenure: Leasehold, Term: 999 years from 01 January 1869 Lease Term Remaining: 843 years Lease End Date: 01 Jan 2868

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

Flood Risk: Very Low

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

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



### Local Authority

Bury Council  
Band A  
Tax Band Amount: £1525.86

## Room Descriptions

### Ground Floor

#### Lounge

UPVC double glazed front door and window, meter cupboards, wall mounted electric fire, wall lights, radiator, ceiling point and wood effect flooring.

#### Dining Kitchen

A brand-new modern fitted dining kitchen with a range of wall and base units with complementary worksurface, four ring electric hob with extraction above, electric oven, plumbed for washing machine, single bowl sink unit with drainer, combi boiler, breakfast bar, radiator, ceiling point, UPVC double glazed window and double glazed back door. Stairs leading to the first floor landing.

### First Floor

#### Landing

Ceiling point and radiator.

#### Bedroom One

UPVC double glazed front window, radiator and ceiling point.

#### Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

#### Family Bathroom

A modern brand-new three-piece white suite comprising of a panel bath with mixer tap, shower above and glass shower screen, low level WC, wash hand basin, radiator, loft access, ceiling point and UPVC double glazed rear window.

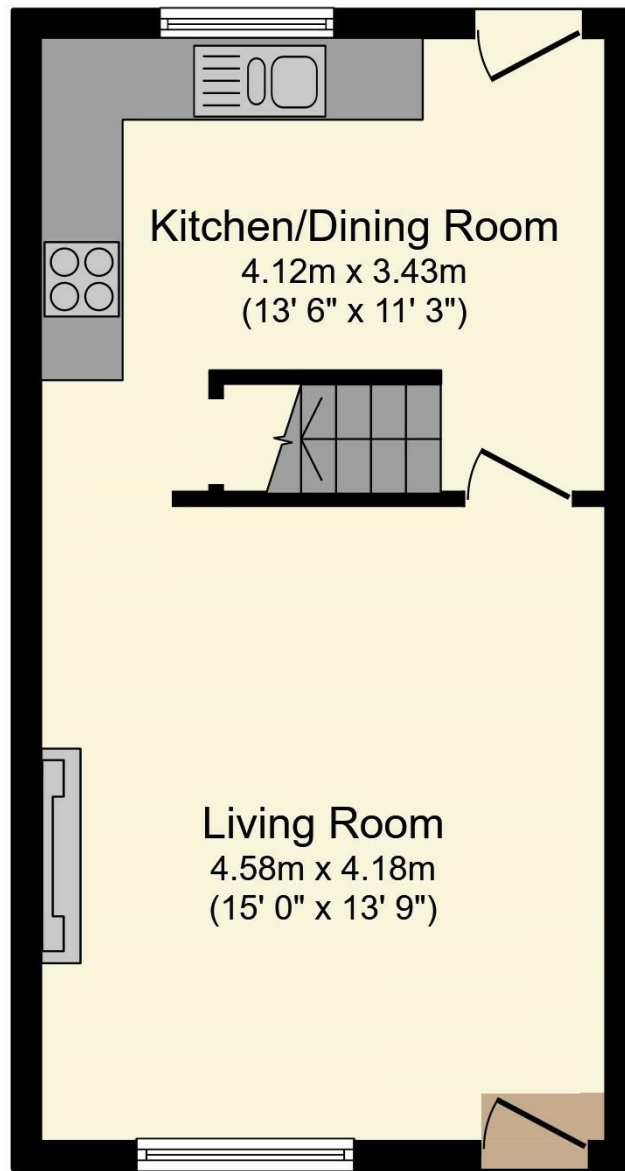
### Outside

#### Yard

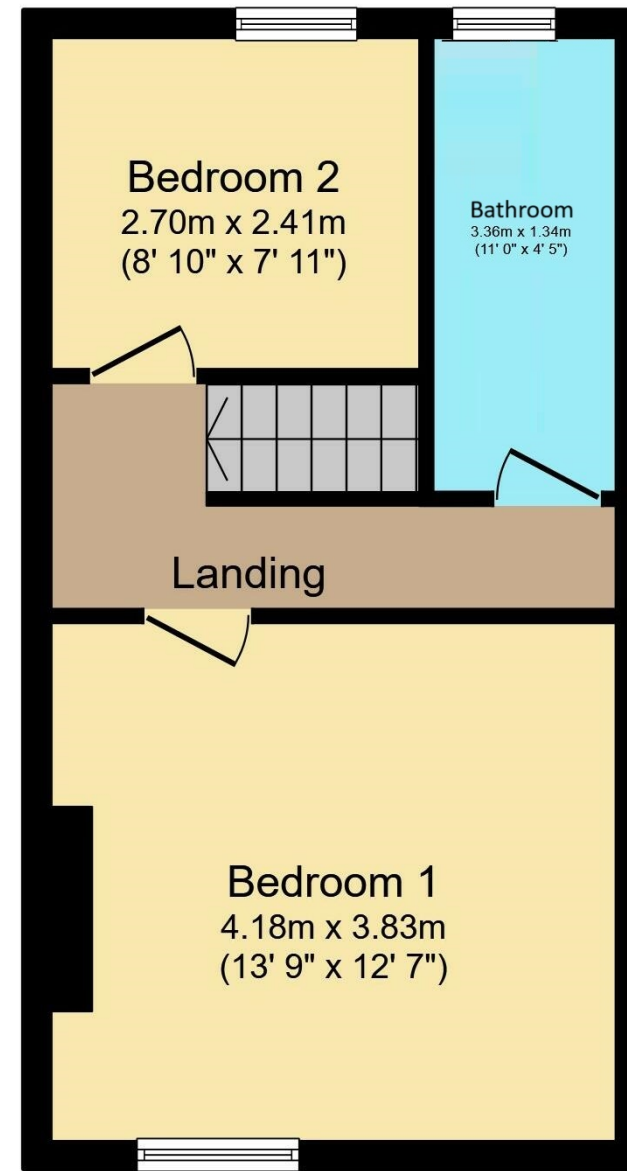
An enclosed rear yard with Astroturf and pebble boards. Gated excess to the rear.



## Floorplan



**Ground Floor**



**First Floor**

Total floor area 67.0 m<sup>2</sup> (721 sq.ft.) approx

### General Disclaimer

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. 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 are given as a guide only. No responsibility is accepted for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

### 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.