

£190,000  
Leasehold



JON SIMON  
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### Features

- Impressive two double bedroom Accrington mid-terrace in Tottington
- Vestibule & Spacious Lounge
- Superb Brand New Fitted Dining Kitchen & Utility Room
- Modern Three Piece White Bathroom Suite
- Two Double Bedrooms & Dressing Room
- Fully Double Glazed and Gas Central Heating
- Situated in the popular village of Tottington, Close to most local amenities and transport links
- Attractive enclosed rear garden with out buildings and Small front garden
- Sold With No Onward Chain
- EPC Rating - D
- Viewing is highly recommended on this excellent property and is strictly by appointment only

## Summary of Property

**\*\* WELL PRESENTED TWO DOUBLE BEDROOM & DRESSING ROOM MID TERRACE \*\* BRAND NEW FITTED DINING KITCHEN \*\* UTILITY ROOM \*\*** JonSimon Estate Agents are delighted to present this charming two-bedroom, garden-fronted Accrington brick mid-terrace home to the market. Ideally situated within easy reach of Tottington Village, the property benefits from a range of local amenities, including independent shops, supermarkets, and restaurants. Excellent transport links provide convenient access to Bury, Manchester, and beyond, while Tottington High School is within walking distance. The ground floor features a welcoming vestibule, a spacious lounge, a newly fitted kitchen/dining area, and a utility room. Upstairs, there are two generously sized double bedrooms, with the main bedroom boasting a walk-in wardrobe area, along with a modern three-piece white bathroom suite with a shower over the bath. Additional benefits include gas central heating, uPVC double glazing, and street parking to the front. Outside, the property offers a small garden area at the front and a private enclosed yard at the rear with two brick-built outhouses. Viewing is highly recommended and strictly by appointment through our Ramsbottom office. **SOLD WITH NO ONWARD CHAIN!!**

Tenure: Leasehold. Lease Term: 999 years (less six days)

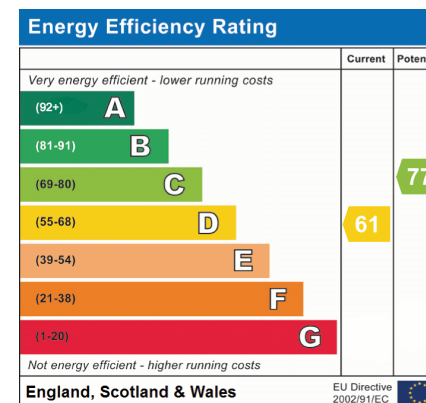
Local Authority/Council Tax: Bury Council: £1780.17

Flood Risk: Very Low

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

Mobile Coverage

EE - Limited, Vodafone - Limited, Three - Limited, O2 - Limited



### Local Authority

Bury Council  
 Band B  
 Tax Band Amount: £1780.17

## Room Descriptions

### Ground Floor

#### Vestibule

A timber framed front door, gas meter and internal door.

#### Lounge

UPVC double glazed front window, radiator, meter cupboard, ceiling coving and ceiling point.

#### Dining Kitchen

A brand new fitted kitchen with a range of wall and base units with complementary work surface, single bowl sink unit with drainer, four ring gas hob with extractor above, electric oven, radiator, ceiling point, UPVC double glazed rear window and back door. Stairs leading to the first floor landing.

#### Utility Room

UPVC double glazed rear window, plumbed for washing machine and wall light.

### First Floor

#### Landing

Ceiling point.

#### Bedroom One

UPVC double glazed front window, radiator, ceiling coving and ceiling point.

#### Dressing Room

Ceiling point and Power point.

#### Bedroom Two

UPVC double glazed rear window, storage cupboard housing the combi boiler, radiator and ceiling point.

#### Family Bathroom

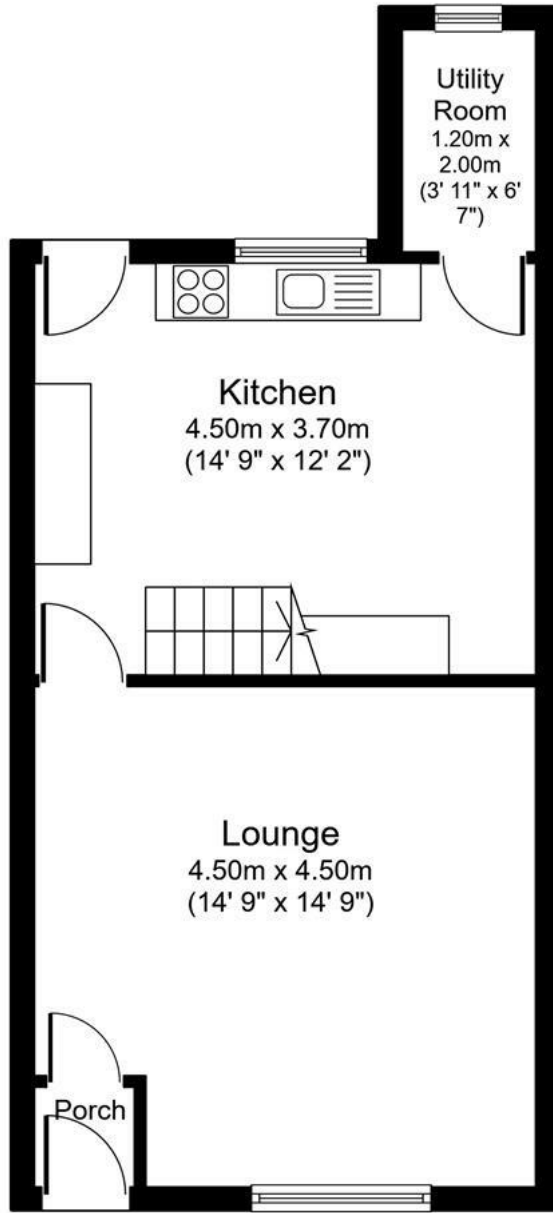
Modern three-piece white suite comprising of a panel bath with mixer tap, electric shower above, wash hand basin with storage cupboard underneath, low level WC, radiator, fully tiled walls, ceiling spotlights and UPVC double glazed window.

### Outside

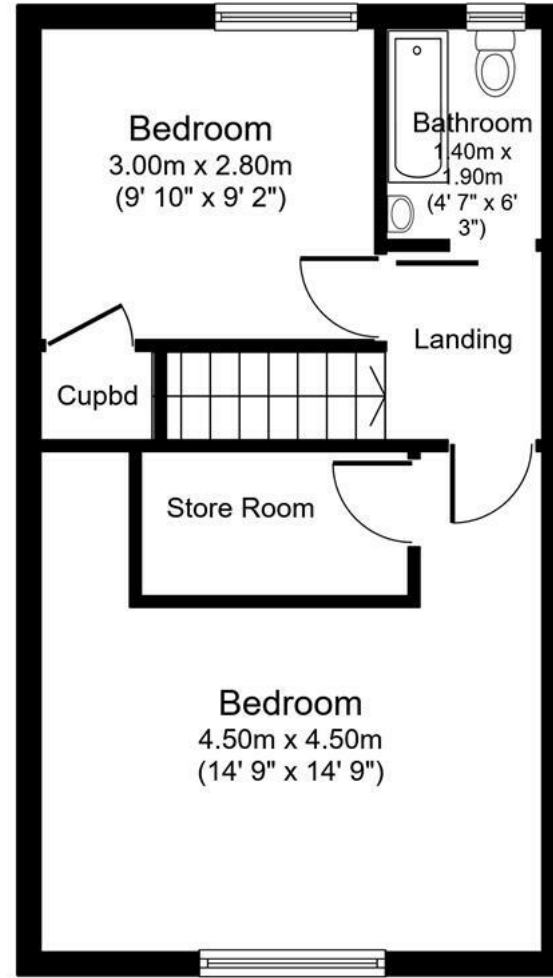
#### Yard

Enclosed rear yard with outside water tap and two brick built outhouses.





Ground Floor



First 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.

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**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.