

£190,000
Leasehold



JON SIMON
FOR SALE

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Features

- A well presented two bedroom stone end terrace
- Superb modern dining kitchen
- Spacious lounge with feature fireplace
- Gas central heated and double glazed throughout
- Modern three piece white bathroom suite
- Two good sized bedrooms
- Close to all close to all local amenities and transport links
- In the heart of Ramsbottom Village
- Large paved low maintenance rear communal yard
- Sold With No Onward Chain
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** MODERN FITTED DINING KITCHEN ** WALKING DISTANCE TO RAMSBOTTOM CENTRE ** IDEAL FOR FIRST TIME BUYERS, A MUST SEE!! **** JonSimon are delighted to receive instructions from our client to offer this pavement fronted stone built end terrace positioned in the heart of Ramsbottom. A stones throw from shops, bars, restaurant's, the East Lancs Railway and much more that this bustling town has to offer. The property is ideally suited to the first time buyers looking to make a house a home. The bright and airy accommodation comprises of spacious lounge with feature fireplace, modern fully fitted dining kitchen, two good sized bedrooms, modern three piece bathroom suite and communal rear yard with shed. Viewing is highly recommended and is strictly by appointment via our Ramsbottom office. **SOLD WITH NO ONWARD CHAIN!**

Tenure: Leasehold

Local Authority/Council Tax

Bury Council: A Annual Amount:£1525.86 Approx.

Flood Risk: Medium

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 window, UPVC double glazed front door, radiator, meter cupboard, inset fireplace with wooden wall beam, TV point and ceiling point.

Dining Kitchen

A modern fully fitted kitchen with a range of wall and base units with complementary worksurfaces, single bowl sink unit with drainer, four ring gas hob, double electric oven, combi boiler, breakfast bar, radiator, tiled flooring, TV point, ceiling point, UPVC double glazed rear window and UPVC double glazed back door.

First Floor

Landing

Loft access with pull down ladder, radiator and ceiling point.

Bedroom One

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

Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

Family Bathroom

A modern three-piece white suite, comprising of a panel bath with mixer tap and showerhead, low-level WC, wash hand basin, radiator, part tiled, walls, tiled flooring, storage cupboard, ceiling point and UPVC double glazed window.

Outside

Communal Yard

To the rear of the property is a communal garden which is mainly paved although there is an area of artificial grass also. Wooden shed and access for the bins.



Floorplan

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.

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