

£240,000  
Leasehold



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### Features

- Stunning Two Double Bedroom Accrington Brick Terrace
- Driveway For Off Road Parking
- Sold With No Onward Chain
- Fabulous Rear Views Over Holcombe Hill & Peel Tower
- Spacious Lounge & Separate Dining Room
- Modern fitted Extended Kitchen
- Bright & Airy Accommodation
- Walking Distance of Ramsbottom Town Centre
- Beautiful cottage style rear garden with Patio Area
- Modern Three Piece Bathroom
- Fully Double Glazed & Gas Central Heating
- Close Proximity to Local Amenities & Motorway Networks
- EPC Rating - E
- Viewing highly recommended and strictly by appointment only

## Summary of Property

**\*\* STUNNING REAR VIEWS OF PEEL TOWER & HOLCOMBE HILL \*\* SOLD WITH NO ONWARD CHAIN \*\* BEAUTIFUL REAR GARDEN & DRIVEWAY \*\* RARE PROPERTY \*\*** Beautifully presented and deceptively spacious two double bedroom Accrington-built, mid-terraced property in a select location. The property features generous interiors, including a entrance hallway, spacious lounge with a feature fireplace, a separate dining room with French patio doors leading onto the garden, and a fully fitted extended modern kitchen. The first floor features two generously sized double bedrooms and a modern three-piece bathroom, making it perfect for comfortable family living. Located near Ramsbottom village, this home provides easy access to reputable schools, major commuter routes, and scenic countryside walks. It offers the perfect blend of peaceful rural living and convenience, with essential amenities close by. The house has the usual benefits from gas central heating and double glazing throughout. At the rear, a beautifully enclosed garden with patio area over looking woodland aspect and Holcombe Hill. The front has a concrete paved driveway providing rare off road parking. The property is within walking distance of Ramsbottom Village Centre, known for its quality local shops, bars, and a variety of restaurants. Early viewing is highly recommended, strictly by appointment via our Ramsbottom office.

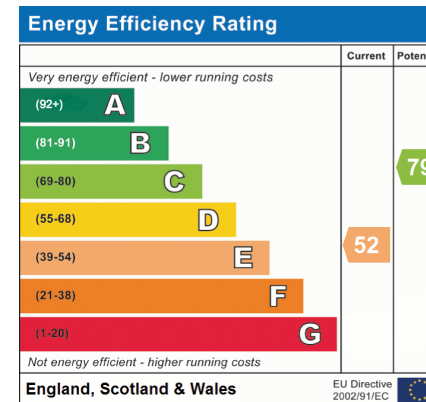
Tenure: Leasehold, Term: TBC

Local Authority/Council Tax: Bury Council: B Annual Amount:£1877.99 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: £1877.99

## Room Descriptions

### Ground Floor

#### Entrance Hallway

UPVC double glazed front door, ceiling point and stairs leading to the first floor landing.

#### Lounge

UPVC double glazed bay fronted window, electric fire with feature surround, TV point, meter cupboard, radiator, wall lights, ceiling coving and ceiling point.

#### Dining Room

UPVC double glazed French patio doors, radiator, under stairs storage cupboard, feature stone fireplace and ceiling point.

#### Kitchen

A modern range of wall and base units with complementary worksurface, four ring electric hob with extractor unit above, electric oven, single bowl sink unit with drainer, plumbed for washing machine, ceiling spot lights, radiator and UPVC double glazed rear window.

### First Floor

#### Landing

Loft access and ceiling point.

#### Bedroom One

UPVC double glazed front window, radiator, built-in wardrobes and ceiling point.

#### Bedroom Two

UPVC double glazed rear window, radiator, storage cupboard housing combi boiler, built-in wardrobe and ceiling point.

#### Family Bathroom

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

### Outside

#### Garden & Parking

Front: Concrete patterned driveway for off road parking.

Rear: A flagged patio area, well maintained lawn area with borders and shrubs, outside water tap and fence.



**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.