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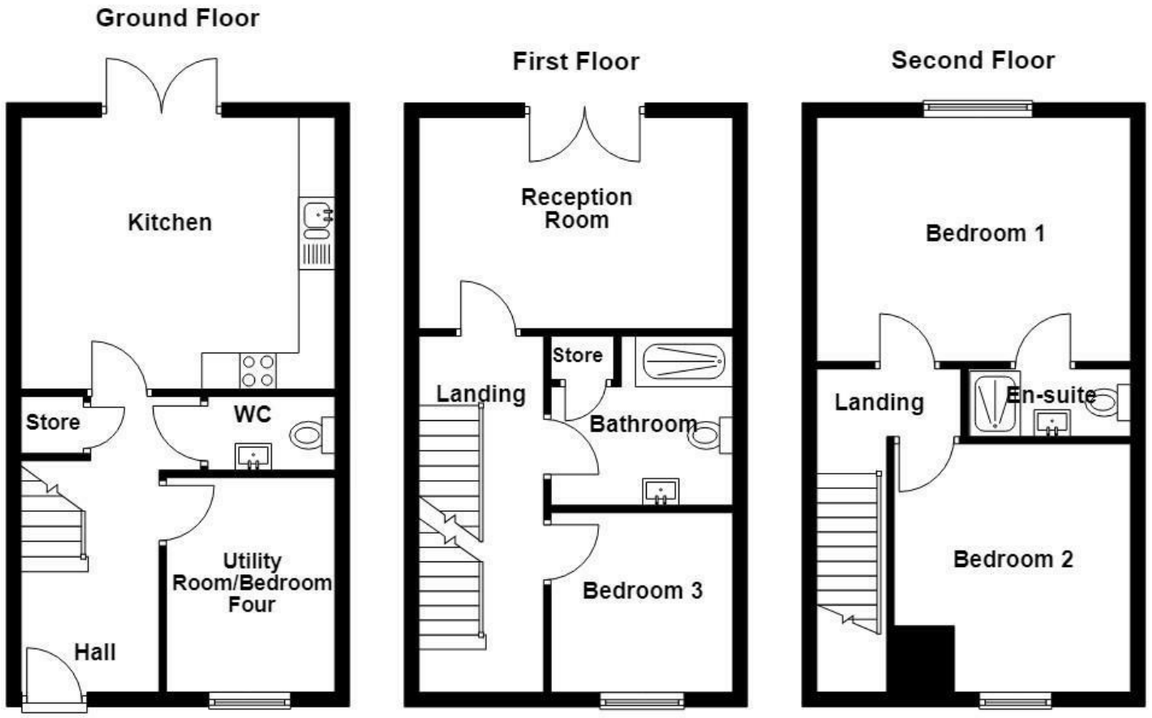

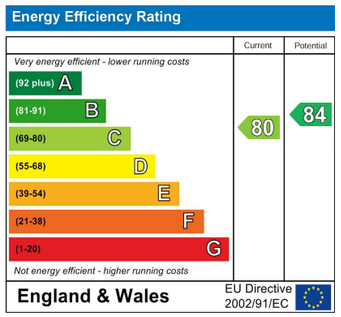

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Sims Close, Bury, BLO 9NT

Offers Over £300,000

Nestled in the charming area of Sims Close, Ramsbottom, this stunning end-terraced townhouse offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The contemporary decor throughout the house creates a welcoming atmosphere, making it easy to envision yourself settling in.

The property features a well-appointed reception room, perfect for entertaining or relaxing with loved ones. The two bathrooms provide convenience and privacy, catering to the needs of a busy household.

Ramsbottom is known for its picturesque surroundings and vibrant community, offering a range of local amenities, including shops, cafes, and parks. This townhouse not only provides a beautiful home but also places you within easy reach of the delightful offerings of the area.

If you are looking for a modern, stylish home in a friendly neighbourhood, this townhouse on Sims Close is certainly worth considering. Don't miss the opportunity to make this lovely property your own.

Some rooms have been staged using ai software to enchance the potential of the property

Sims Close, Bury, BLO 9NT

Offers Over £300,000

4 2 1 C

- Four Bedroom End-Terraced Townhouse
- Well-Appointed Reception Room
- Off Road Parking
- Tenure - Freehold
- Spacious & Contemporary Accommodation
- Two Bathrooms
- EPC Rating - C
- Stylish, Modern Decor Throughout
- Sought-After Ramsbottom Location
- Council Tax Band - C

Ground Floor

Entrance Hall

13'5 x 6'3 (4.09m x 1.91m)

Central heating radiator, smoke alarm, laminate flooring, doors leading to utility room, kitchen, WC and understairs storage, stairs to first floor.

Utility Room/Bedroom Four

9'9 x 7'8 (2.97m x 2.34m)

UPVC double glazed window, central heating radiator, space for fridge freezer, plumbing for dishwasher, plumbing for washing machine.

Kitchen

14'3 x 12'4 (4.34m x 3.76m)

Central heating radiator, range of panelled wall and base units with laminate surfaces, tiled splashbacks, one and a half sink and drainer with mixer tap, integrated oven and induction hob, space for fridge freezer, plumbing for washing machine, lino flooring, UPVC double glazed French doors to rear.

WC

5'9 x 3'2 (1.75m x 0.97m)

Heated towel rail, two piece suite comprising of a dual flush WC and a pedestal wash basin with mixer tap, laminate flooring.

First Floor

Landing

16 x 6 (4.88m x 1.83m)

UPVC double glazed window, central heating radiator, doors leading to reception room, shower room and bedroom three, stairs to second floor.

Reception Room

14'3 x 10'5 (4.34m x 3.18m)

Coving, cast iron multi fuel burning stove with wooden mantle, laminate flooring, UPVC double glazed French doors to rear.

Shower Room

8'3 x 6'8 (2.51m x 2.03m)

Central heating radiator, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed walk in shower, lino flooring.

Bedroom Three

8'3 x 8'2 (2.51m x 2.49m)

UPVC double glazed window, central heating radiator.

Second Floor

Landing

5'9 x 5'5 (1.75m x 1.65m)

Doors leading to bedroom one and bedroom two.

Bedroom One

14'3 x 11'6 (4.34m x 3.51m)

UPVC double glazed window, central heating radiator, door to en suite.

En Suite

8 x 3'1 (2.44m x 0.94m)

Heated towel rail, three piece suite comprising of a low base WC, pedestal wash basin with mixer tap and a direct feed walk in shower, extractor fan, partial tiled elevations and lino flooring.

Bedroom Two

11'3 x 10'9 (3.43m x 3.28m)

UPVC double glazed window, central heating radiator.

External

Front

Laid to lawn garden with path to entrance.

Rear

Paved areas, timber decking, artificial grass and bedding areas.

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