

£255,000
Leasehold



JON SIMON
ESTATE AGENTS

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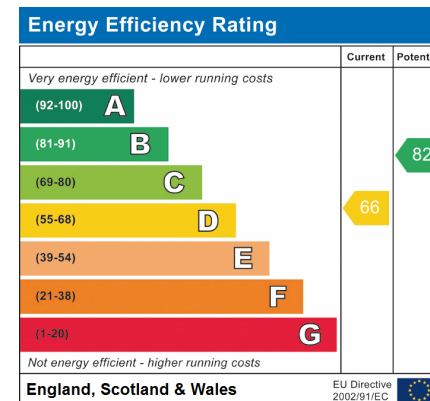


Features

- Immaculately Presented Three Bedroom Semi-Detached Family Home
- Sought After Location, Close to Amenities
- Sold With No Onward Chain
- Spacious lounge With Feature Electric Fire
- Modern Fitted Dining Kitchen French Patio Doors
- Three Good Sized Bedrooms
- Three Piece Family Bathroom
- Private & Enclosed Garden With Patio Area
- Detached Brick Built Garage with Driveway for Ample Off Road Parking
- Gas Central Heating & Double Glazed Throughout
- A Must See!! Viewing Essential To Avoid Disappointment

Summary of Property

****AN IMMACULATEDLY PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME ** SITUATED IN THE EVER SOUGHT AFTER AREA OF HOLCOMBE BROOK ** SUPERB DINING KITCHEN ** SOLD WITH NO ONWARD CHAIN **** JonSimon are delighted to offer for sale this beautifully presented and well proportioned three bedroom semi-detached family home. The accommodation briefly comprises of; entrance hallway, lounge with feature wall mounted electric fire, superb modern dining kitchen with French patio doors, first floor, landing, three good size bedrooms and three piece family bathroom. Ideal for a young family. The property is well situated on a very popular family estate close to well regarded schools and local amenities and for ease of access to public transport links. Early viewing is highly recommended as interest is due to be high and is strictly by appointment only via our Ramsbottom office.



Local Authority

Bury Council
Band C
Band Amount: £1937.37 Approx

Room Descriptions

Ground Floor

Entrance Hallway

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

Lounge

UPVC double glazed front window, electric wall mounted fire, TV point, radiator and ceiling point.

Dining Kitchen

A modern fully fitted kitchen with a range of wall and base units with complimentary worksurface, 1 1/2 or sink unit with drainer, electric double cooker with four ring electric hob, part tiled walls, integrated dishwasher, plumbed for washing machine, storage cupboard under the stairs, ceiling spotlights, radiator, TV point, UPVC double glazed window and UPVC double glazed French patio doors.

First Floor

Landing

UPVC double glazed side window, loft access and ceiling point.

Bedroom One

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

Bedroom Two

UPVC double glazed window, radiator and ceiling point.

Bedroom Three

UPVC double glazed rear window, radiator and ceiling point.

Family Bathroom

A three-piece bathroom suite comprising of a panelled bath with electric shower above, low-level WC, wash hand basin, fully tiled walls, radiator, storage cupboard, housing the combi boiler, ceiling point and UPVC double glazed front window.

Outside

Garage

A detached brick built garage with manual up and over door, UPVC double glaze side window.

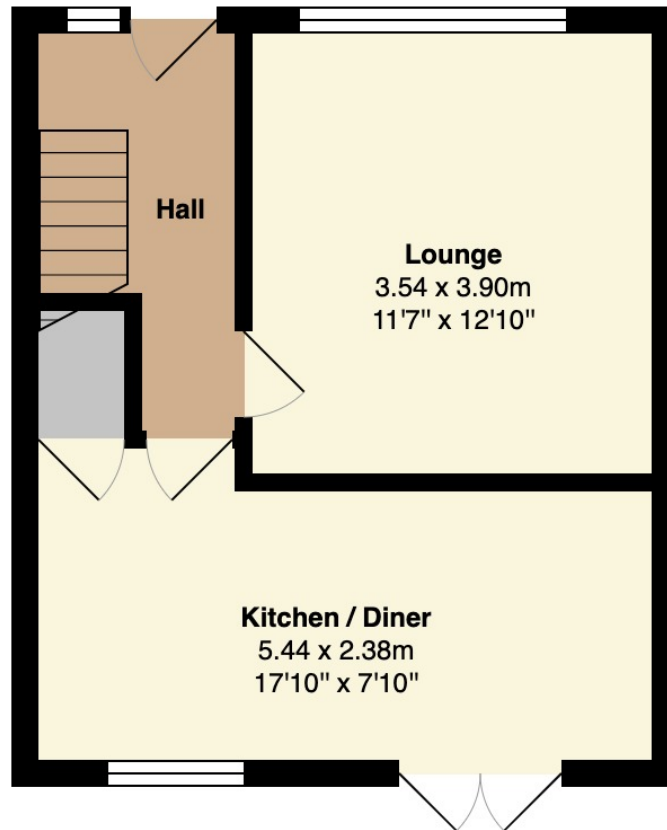
Gardens

Front: A flagged driveway for several cars, lawn area with small wooden fence and double gates.

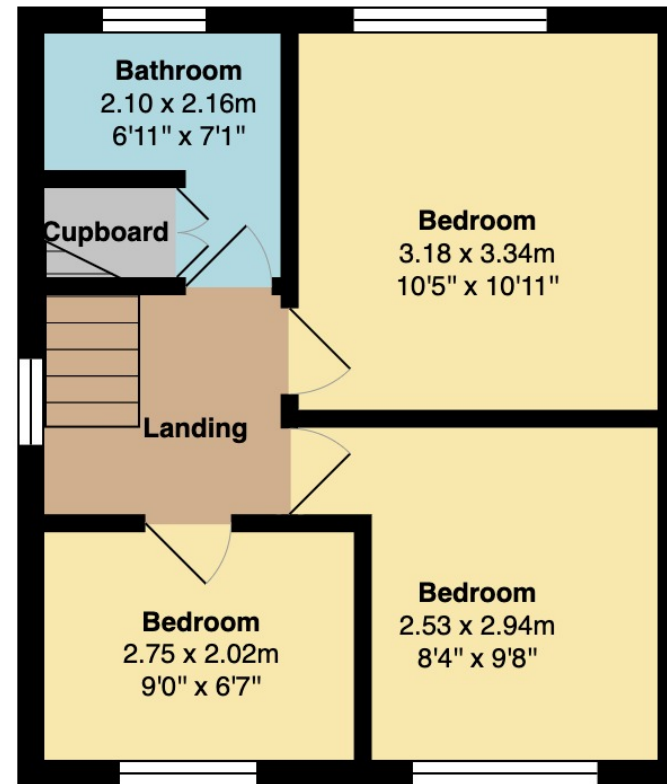
Rear: A flagged patio area, lawn area, well maintained borders and shrubs, greenhouse and fence panels surround.



Floorplan



Ground Floor
Area: 35.0 m² ... 377 ft²



First Floor
Area: 35.0 m² ... 377 ft²

Total Area: 70.1 m² ... 754 ft²

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.