

£210,000
Leasehold



JONSIMON
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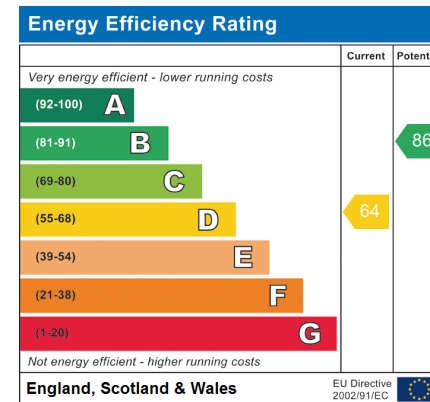


Features

- A surprisingly spacious two bedroom semi-detached true bungalow
- Spacious Lounge & Conservatory
- Entrance Hallway & Inner Hallway
- Fitted Kitchen
- Three Piece Shower Room
- Single Detached Garage with Flagged Driveway
- Well Maintained Front & Rear Gardens
- Sold With No Onward Chain
- Situated on a very popular cul-de-sac in the location of Seddon Farm
- EPC Rating - D
- Close to all local amenities and transport links
- Fully double glazed and gas central heating
- Viewing is highly recommend and is strictly by appointment only

Summary of Property

**** SOLD WITH NO ONWARD CHAIN ** GARAGE & GOOD SIZE REAR GARDEN ** CUL-DE-SAC LOCATION **** A pleasantly located two bedroom semi-detached true bungalow occupying a superb plot with excellent potential for further development. Located on this desirable and sought after cul-de-sac with an abundance of local amenities close by and providing easy access to Bury Town Centre. Accommodation briefly comprises; Entrance hallway, lounge, fitted kitchen, conservatory extension, two good sized bedrooms and three piece shower room. The property benefits from the usual gas central heating system and double glazed windows. Well maintained gardens to the front and rear, driveway providing off road parking and a garage. Viewing is highly recommended as is strictly by appointment only via our Ramsbottom office.



Local Authority

Bury Council
Band B
Tax Band Amount: £1695.21

Room Descriptions

Ground Floor

Entrance Hallway

UPVC double glazed front door and windows, radiator, storage cupboard housing the electric and gas meters, wall light and ceiling coving.

Lounge

UPVC double glazed front window, radiator, TV point, gas fire with tiled and wood surround, wall lights, ceiling coving and ceiling point.

Conservatory

UPVC double glazed windows and door. Access is from outside.

Kitchen

Range of wall and base units with complementary worksurfaces, single bowl sink unit with drainer, electric cooker with four ring electric hob, plumbed for washing machine and dryer, part-tiled walls, radiator, ceiling point, UPVC double glazed side window.

Inner Hallway

Loft access and ceiling point

Bedroom One

UPVC double glazed rear window, radiator, fitted wardrobes and units, ceiling coving and ceiling point.

Bedroom Two

UPVC double glazed rear door and window, laminate flooring, radiator, ceiling coving and ceiling point.

Shower Room

Three piece shower room comprising of a walk-in shower unit with electric shower, low-level WC, washing basin, radiator, tiled walls and flooring, ceiling point and UPVC double glazed side window.

Outside

Garage

Detached single garage with manual up and over door, UPVC double glazed side window and side door.

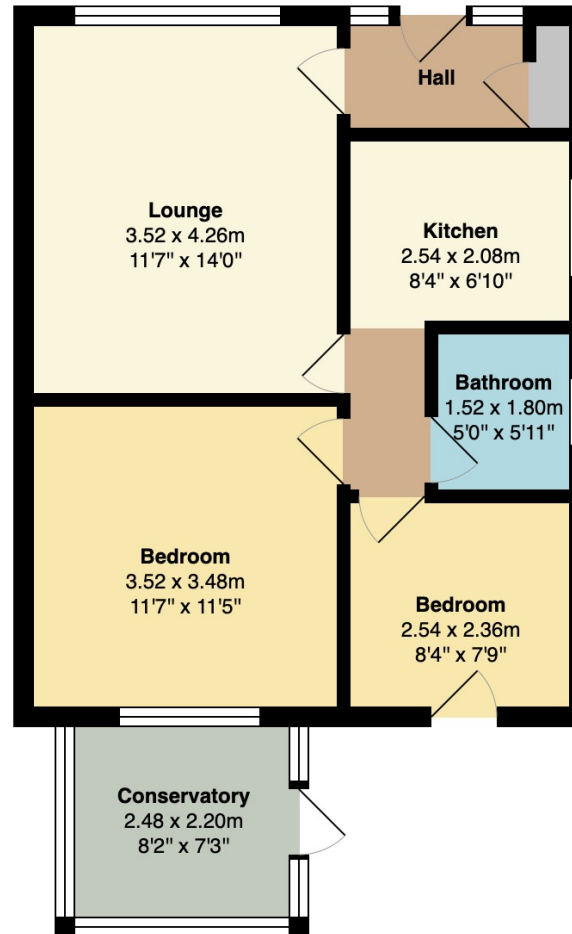
Gardens

Front: Flagged driveway providing off road parking, lawn area with well established borders and shrubs.

Rear: A flagged patio area, steps leading up to a lawn area, wooden shed, fence panels surround and wrought iron side gate.



Floorplan



Ground Floor

Area: 55.2 m² ... 594 ft²

Total Area: 55.2 m² ... 594 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.

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