

£310,000
Freehold



JS
JONSIMON
FOR SALE

JONSIMON
ESTATE AGENTS

SPRINGWOOD STREET
LEADING TO
CARR BANK ROAD
CARR BANK AVENUE
CARR BANK DRIVE

JS
JONSIMON
ESTATE AGENTS

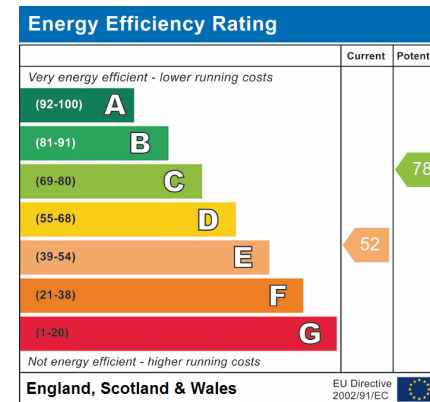


Features

- A Superb Three Bedroom Stone Victorian Semi-Detached Family Home
- Vacant Possession, Sold With No Onward Chain
- Pleasant Views Over The Lodge
- Bright & Airy Accommodation
- 16' Lounge
- Modern Dining Kitchen
- Three Double Bedrooms Over Two Floors
- Modern Four Piece White Bathroom & En-Suite Shower Room
- Gas central heated & fully double glazed
- EPC Rating - E
- Driveway To The Rear For Off Road Parking
- Low maintenance front and rear garden with patio area
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOMED VICTORIAN STONE HOME ****
DRIVEWAY FOR OFF ROAD PARKING ** STUNNING VIEWS OVER LODGE ** SOLD WITH NO ONWARD CHAIN ** A great opportunity to acquire this spacious three bedroomed Victorian semi-detached stone built property, delightfully situated adjacent to Springwood Lodge only a short distance from Ramsbottom centre. This stunning 'one off' property is situated in a popular location close by to a range of local amenities including, schools, shops, country walks, transport links and parks. Internally the well-presented accommodation briefly comprises of entrance hallway, 16' lounge and large modern dining kitchen. To the first floor there are two double bedrooms with modern en-suite shower room to main bedroom and modern four piece white family bathroom. The second floor has further double bedroom with Velux windows. Externally there is a low maintenance front garden and raised paved area space to the rear and double gates leading to driveway. The property also enjoys lovely views over the lodge to the front. Viewings are highly recommended to appreciate the accommodation on offer and 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

A composite double glazed front door, tiled flooring, radiator, ceiling point and stairs leading to the first floor landing.

Lounge

UPVC double glazed French patio doors and UPVC double glazed side window, parquet flooring, TV point, stone hearth with electric log effect fire, radiator, ceiling point and large storage cupboard under the stairs.

Dining Kitchen

A modern fully fitted kitchen with a range of wall and base units with complementary worksurfaces, single bowl sink unit with drainer, part tiled walls, four gas, hob with electric oven underneath, extractor unit, plumbed for washing machine, tiled flooring, ceiling spotlights, radiator, electric meter cupboard, UPVC double glazed rear and side windows, composite double glazed back door.

First Floor

Landing

Ceiling points and stairs leading to the second floor landing.

Bedroom One

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

En-Suite Shower Room

A modern three-piece white suite comprising of a walk-in shower unit, low-level WC, wash hand basin, radiator, part tiled walls and flooring, radiator, ceiling spotlights, extractor unit and UPVC double glazed front window.

Bedroom Two

UPVC double glazed side window, radiator and ceiling point.

Family Bathroom

A four piece white modern bathroom suite comprising of a panel bath with mixer tap, walk-in shower unit, low-level WC, wash hand basin, radiator, part tiled walls and flooring, extractor unit, ceiling spotlights and UPVC double glazed rear window.

Second Floor

Bedroom Three

2 Velux double glazed windows, radiator and ceiling points.

Outside

Parking & Gardens

Front: A low maintenance pebble garden with shrubs, stone steps and stone pathway with wrought iron fencing.

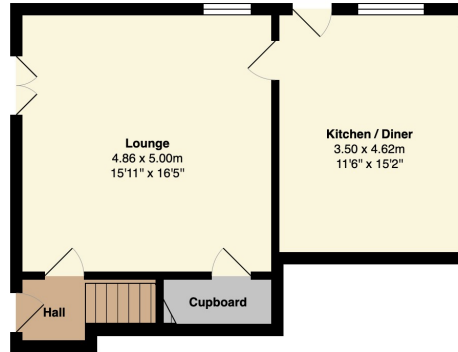
Rear: Double gates leading to driveway, steps leading up to patio area, large wooden shed.

Parking: Single driveway through double gates to the rear of the property.



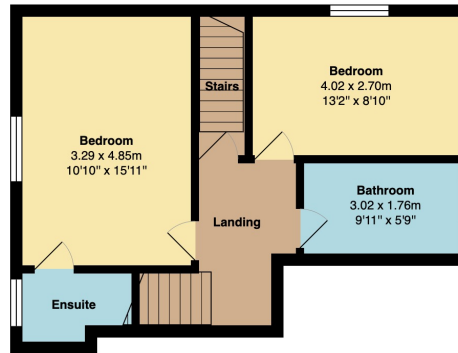
Floorplan

Total Area: 115.2 m² ... 1240 ft²



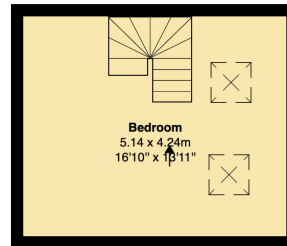
Ground Floor

Area: 46.6 m² ... 501 ft²



First Floor

Area: 46.6 m² ... 501 ft²



Second Floor

Area: 22.1 m² ... 237 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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