

£385,000  
Leasehold



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### Features

- A well maintained four bedroom individual detached family home
- Beautiful cul-de-sac location
- Well maintained front and rear gardens
- Extended to the side and rear
- Garage & Block paved driveway for ample off road parking
- Sold with no onward chain
- Lounge & Dining Room
- Fitted Kitchen, Utility Room & Guest WC
- En-Suite Shower Room & Family Bathroom
- EPC Rating - D
- Close to excellent schools, shops and other amenities
- Viewing highly recommended and is strictly by appointment only

## Summary of Property

**\*\* A SUBSTANTIAL FOUR BEDROOM EXTENDED FAMILY HOME \*\* SOLD WITH NO ONWARD CHAIN \*\* EN-SUITE SHOWER ROOM, GUEST WC & UTILITY ROOM \*\* CUL-DE-SAC LOCATION \*\*** This substantially extended detached family home is situated in the highly sought after location of Lowercroft, in a quiet cul-de-sac and is within easy reach of a range of excellent local schools, shops and amenities as well as having stunning countryside walks on your doorstep. The property has been lovingly cared for by the previous owner and has been in their ownership for almost 50 years and although requiring some modernisation would make the perfect family home for any growing family. The bright and airy accommodation briefly comprises; entrance hall, open plan lounge with bay window, dining room, fitted kitchen, utility room, guest wc. The first floor has four well proportioned bedrooms, en-suite shower room to the main bedroom and a further family bathroom with separate wc. Externally there is ample off road parking with block paved driveway and a well maintained garden to the front leading to an integral garage. To the rear there is a beautiful enclosed garden with patio area, mature borders and lawn area. Further benefits include gas central heating and double glazing throughout. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

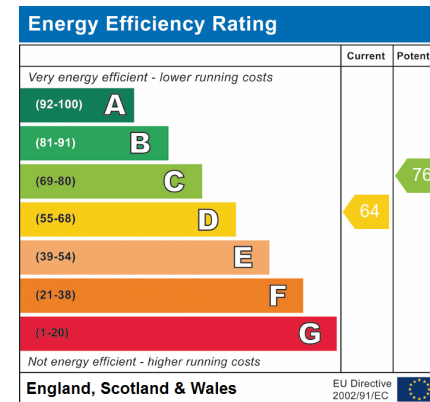
Tenure: Leasehold

Local Authority/Council Tax

Bury Council: E Annual Amount:£2663.89 Approx.

Flood Risk: Very Low

Broadband availability



### Local Authority

Bury Council  
 Band E  
 Tax Band Amount: £2663.89

## Room Descriptions

### Ground Floor

#### Entrance Hallway

Entrance hall with storage cupboard leading into the living room.

#### Lounge

A carpeted room with bow bay window, radiator, fireplace, open staircase to the first floor and with under stairs storage.

#### Dining Room

Leading through from the living room via double folding doors, radiator, this carpeted room has sliding patio doors out to the rear gardens and door through to the kitchen.

#### Kitchen

With wooden wall and base units complimented by the cream laminate work surfaces and tiled splash back. There is an integrated oven and microwave and four ring gas hob in addition to the 1 ½ bowl sink with mixer tap.

#### Utility Room

Located just off the kitchen, the separate utility room has plumbing for a washing machine, space for a dryer and fridge freezer and with a stainless steel sink.

#### Guest WC

Situated next to the utility room, there are part tiled walls, a WC and sink.

### First Floor

#### Landing

Loft access and ceiling point, storage cupboard.

#### Bedroom One

To the front of the property with fitted wardrobes

#### En-Suite Shower Room

En-suite shower room consisting of quadrant shower cubicle with electric shower, sink and WC.

#### Bedroom Two

A well proportioned bedroom. This room benefits from fitted storage.

#### Bedroom Three

Located to the rear of the property and benefitting from fitted storage cupboard.

#### Bedroom Four

Located to the front of the property.

#### Family Bathroom

Part tiled walls and with a traditional white suite comprising of bath and pedestal hand wash basin.

Separate to the bathroom is the WC with part tiled walls.

#### Outside

#### Integral Garage

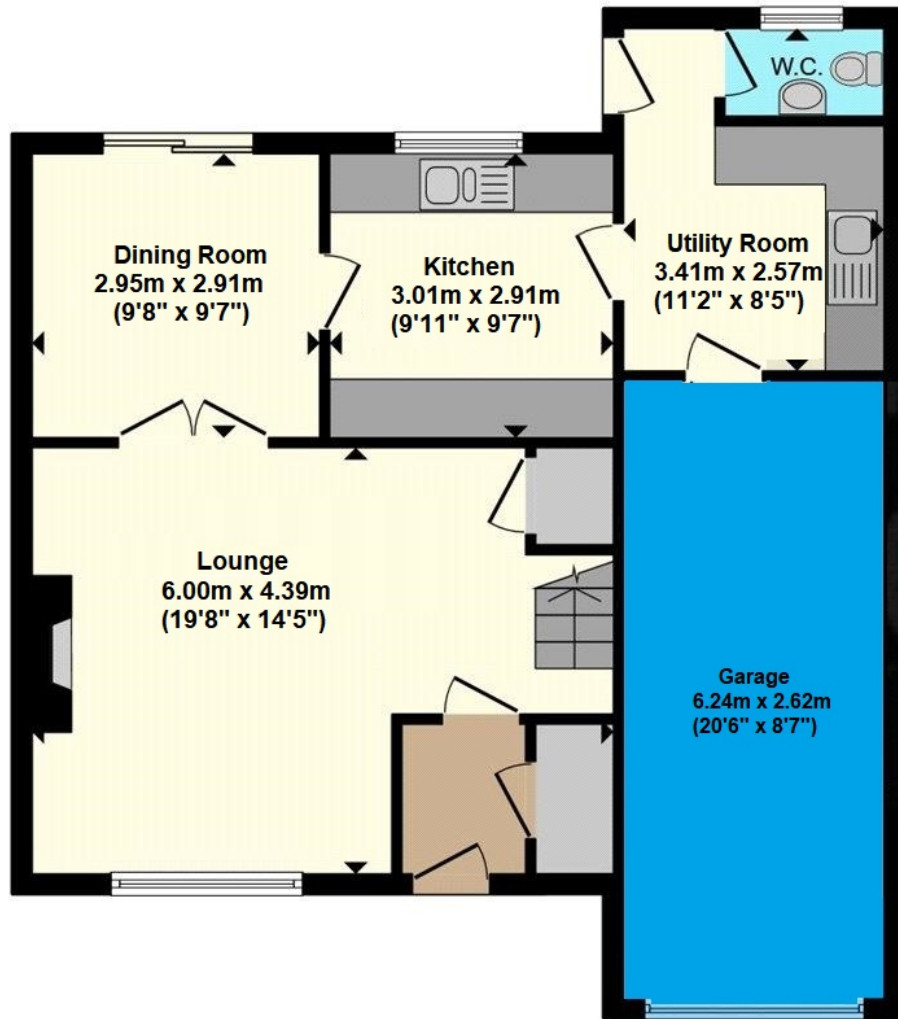
With an up and over door and access internally via the utility room.

#### Gardens

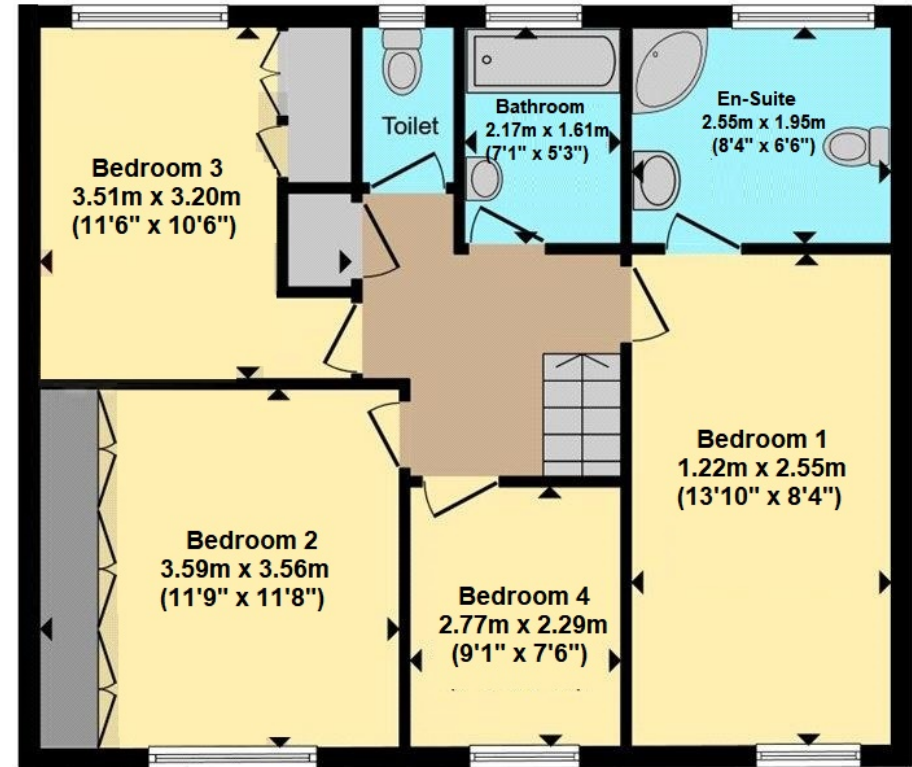
Externally to the front is a block paved driveway leading to the integral garage with a beautiful lawn and flower beds to the side. To the rear is a well proportioned garden with both patio and well maintained lawn areas bordered by mature shrubs and trees.



## Floorplan



### Ground Floor



### First Floor

Total floor area 135.7 sq.m. (1,460 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

#### 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.