

£825,000
Leasehold



JS JON SIMON
ESTATE AGENTS



Features

- Individual Detached Residence
- Bright & Airy Accommodation
- Stunning southerly rear views over farmland and open countryside
- Large lounge with feature fireplace
- Porch, Hallway & Guest WC
- Dining Room with bi-folding doors leading out to the rear garden
- Modern breakfast fitted kitchen with appliances & Utility room
- Four double bedrooms
- Modern three piece white shower room & Separate WC
- Double integral garage with tarmac driveway for ample off road parking
- Generous sized plot on sought after location
- Outstanding rear garden with decked and flagged patio areas
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** AN INDIVIDUAL & STYLISH PRESENTED FOUR DOUBLE BEDROOM DETACHED RESIDENCE OCCUPYING AN ENVIABLE POSITION WITH OPEN ASPECT, BETWEEN HOLCOMBE BROOK AND HAWKSHAW VILLAGE **** This exceptional property is a versatile family home, set on a generous plot and is perfect for those potentially look to extend. The accommodation briefly comprises; front porch, modern guest WC, large entrance hallway, spacious lounge with feature fireplace, separate dining room with bi-folding doors across the back, modern breakfast kitchen and utility room. First floor, four double bedrooms, landing area and a modern three piece white shower room and separate WC. Outside to the front there is a large extensive driveway leading to the integral electric double garage providing ample off road parking. Well established, well maintained front and large rear gardens with decked and flagged patio areas. Superb panoramic southerly rear views over farmland and countryside views. The property is within walking distance of local shopping facilities and schools and a short drive to the town centre and onwards to the motorway network. Viewing is highly recommended as interest will be extremely high and is strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold

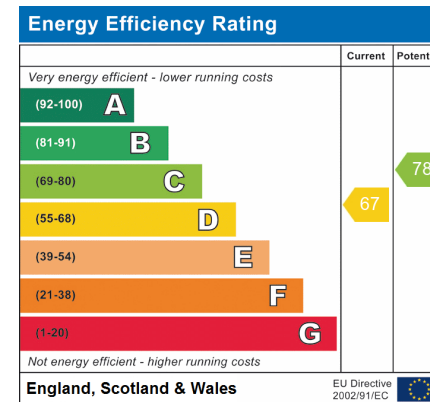
Local Authority/Council Tax

Bury Council: G Annual Amount: £3632.59 Approx.

Flood Risk: Very Low

Broadband availability

Superfast: Download: 46 Mbps Upload: 8 Mbps



Local Authority

Bury Council

Band G

Tax Band Amount: £3632.59

Room Descriptions

Ground Floor

Porch

Composite double glazed front door and UPVC double glazed windows, wood flooring, ceiling coving and ceiling point.

Guest WC

Modern two piece white suite comprising of a low-level WC, wash hand basin with storage cupboard underneath, chrome effect towel radiator, wall mounted mirror, part tiled walls, ceiling spotlights and UPVC double glazed side window.

Hallway

Interior door and window, radiator, wood flooring, ceiling coving, ceiling point and stairs leading to the first floor landing.

Lounge

UPVC double glazed front and rear windows, radiators, gas coal effect fire with marble surround, wood flooring, ceiling coving and ceiling points.

Dining Room

Double glazed aluminium bi-folding patio doors, wood flooring, radiator, ceiling coving and ceiling points.

Breakfast Kitchen

A modern range of wall and base units with complementary worksurfaces, four ring induction hob with extractor unit above, double electric oven, integrated microwave, fridge, freezer and dishwasher, two bowl sink unit with drainer, under unit lighting, Karndean flooring, breakfast bar, radiator, ceiling, spotlights and UPVC double glazed front window.

Utility Room

Base units with complementary worksurfaces, two bowl sink unit with drainer, plumbing for washing machine and dryer, part tiled walls, tiled flooring, ceiling points, storage cupboard, UPVC double glazed rear and side windows and UPVC double glazed back door.

First Floor

Landing

UPVC double glazed front window, loft access, ceiling coving and ceiling points.

Bedroom One

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

Bedroom Two

UPVC double glazed front window, radiator, ceiling, spotlights and ceiling coving.

Bedroom Three

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

Bedroom Four

UPVC double glazed rear window, radiator, built-in wardrobes, ceiling coving and ceiling point.

Shower Room

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

Separate WC: A low-level WC, part tiled walls, ceiling point and UPVC double glazed side window.

Outside

Double Garage

A integral double garage with electric up and over garage door, boiler and water tank, gas and electric meters, UPVC double glazed side window, loft access and ceiling points.

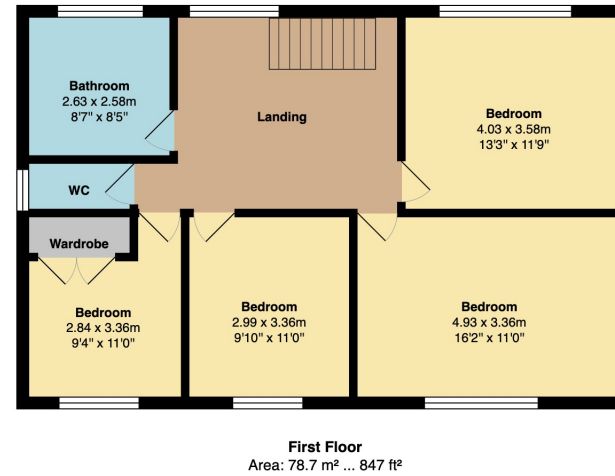
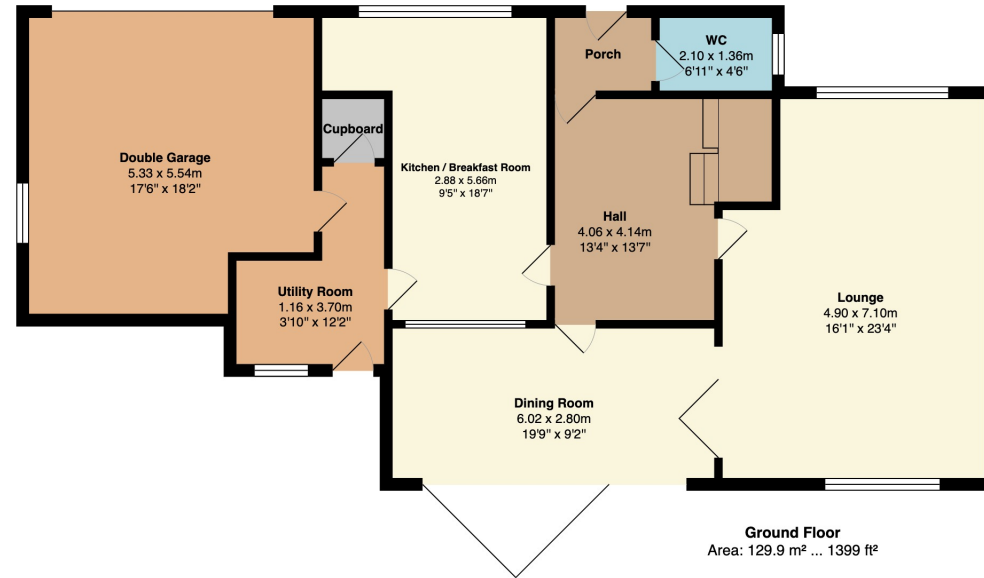
Gardens & Parking

Front: Large tarmac driveway for ample cars, lawn area and well-established borders and shrubs.

Rear: A large raised decked and flagged patio areas, with external lighting, outside water tap, external power points, external lighting, remote-controlled awning, large lawn area with well-established borders, gated access the side, fence, panels surround and stunning views over farmland to the rear.



Floorplan



Total Area: 208.6 m² ... 2245 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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