

£325,000
Leasehold



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Features

- Superb individual four bedroom semi-detached family home on a quiet cul-de-sac
- Front porch & Large bright hallway
- Spacious Lounge with feature fireplace
- Modern open plan dining kitchen & Sitting room with Bi-folding patio doors
- Separate sitting room/bedroom four
- Four piece white family bathroom suite
- Three double bedrooms
- Four piece white family bathroom suite & Guest WC
- Views of Peel Tower
- EPC Rating - E
- Block paved driveway for ample off road parking
- Well maintained front and rear gardens with Astro Turf lawn and patio area
- Situated on the border of a Greenmount Village and Holcombe Brook
- Fully double glazed & gas central heating
- Located close to all local amenities and transport links
- Internal viewing a must to avoid disappointment and is strictly by appointment only

Summary of Property

**** A SUPERB FOUR BEDROOM SEMI-DETACHED FAMILY HOME ** DESIRABLE CUL-DE-SAC LOCATION ** SET ON THE BORDER OF GREENMOUNT VILLAGE & HOLCOMBE BROOK **** Situated in a highly desirable residential location in a quiet cul-de-sac, enjoying easy access to local shops and excellent schools. The accommodation comprises of ground floor: front porch, large hallway, spacious lounge with feature fireplace, large open plan dining kitchen & sitting room with bi-folding doors, sitting room/bedroom four and four piece family bathroom. First floor, landing, three good sized double bedrooms and guest wc. Outside the property is a block paved driveway at the front for ample off road parking, well maintained front garden and a beautiful sunny private rear garden which has a large patio area and Astroturf lawn. Front views of Peel Tower and beyond. Viewing is an absolute must as interest is due to be extremely high and is strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold

Local Authority/Council Tax

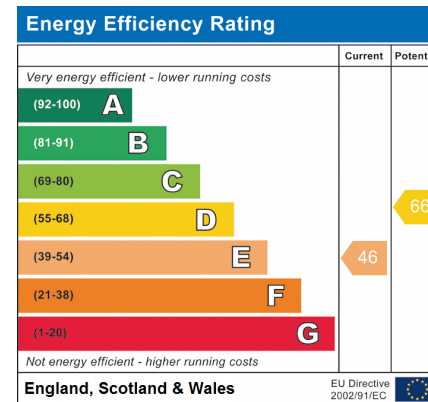
Bury Council: D Annual Amount:£2179.56 Approx.

Flood Risk: Very Low

Broadband availability

Superfast: Download: 48Mbps Upload: 8Mbps

Mobile Coverage



Local Authority

Bury Council
 Band D
 Tax Band Amount: £2179.56

Room Descriptions

Ground Floor

Front Porch

UPVC double glazed front door and windows, tiled flooring and ceiling point.

Hallway

Internal door and windows, Karndean flooring, radiator, ceiling spotlights, and stairs leading to the first floor landing.

Lounge

UPVC double glazed front window, TV point, radiator, wall mounted log effect gas fire, ceiling coving, wall lights and ceiling spotlight.

Open Plan Dining Kitchen

A fully fitted kitchen with a range of wall and base units with complimentary quartz worktop, 1 1/2 bowl sink unit with drainer, five ring gas hob with extractor unit above, breakfast bar, electric oven, integrated fridge, freezer, dishwasher and washing machine, part tiled walls, Karndean flooring, radiator, ceiling spotlights, ceiling coving, UPVC double glazed rear window and composite door glazed back door.

Dining Area.

UPVC double glazed bi-folding doors, Karndean flooring, radiator, ceiling coving and ceiling, spotlights.

Bedroom Four / Sitting Room

UPVC double glazed front and side windows, radiator, wall lights and ceiling spotlights

Family Bathroom

A four piece white suite comprising of a corner bath with mixer tap, walk-in shower unit with electric shower, low-level WC, wash hand basin, chrome effect towel radiator, part tiled walls, ceiling coving, ceiling spotlights and UPVC double glazed side windows.

First Floor

Landing

Ceiling spotlight.

Bedroom One

UPVC double glazed front window, fitted wardrobes and units, TV point, radiator, storage cupboard into the eaves and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

Bedroom Three

UPVC double glazed side window, radiator and ceiling point.

Guest WC

A two piece white suite comprising of a low-level WC, wash hand basin, part-tiled walls, storage cupboard housing the combi boiler, ceiling point and UPVC double glazed side window.

Outside

Gardens & Parking

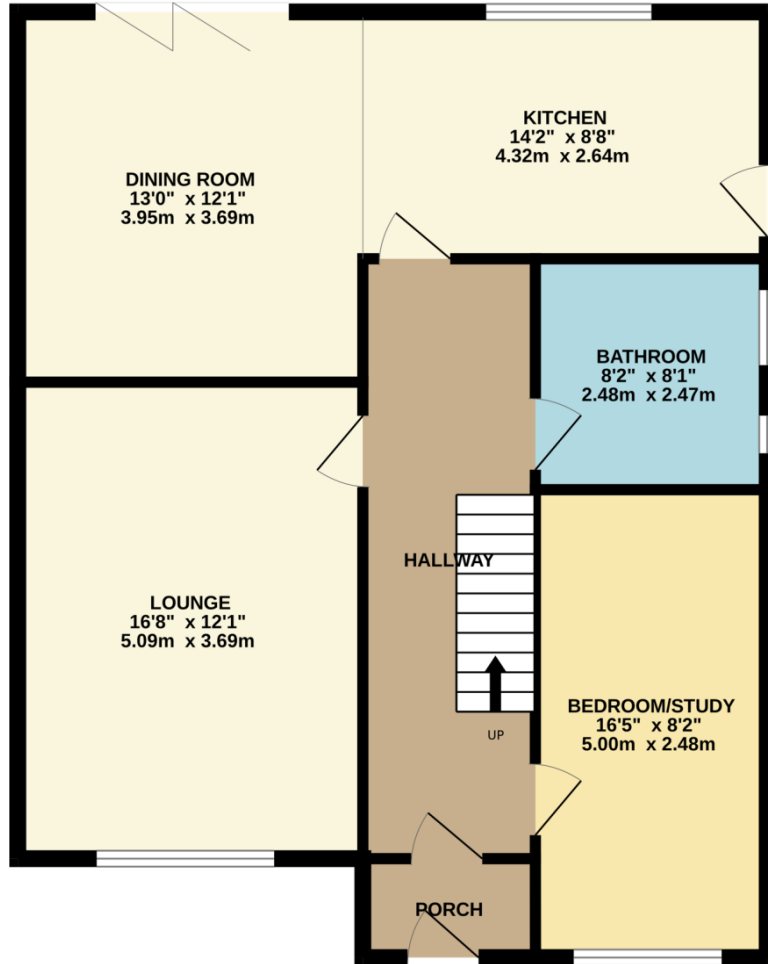
Front: Block paved driveway for several cars, lawn area with borders and shrubs. Dwarf brick wall and wooden double gates.

Rear: Large paved patio area, Astroturf lawn, low maintenance pebble borders with shrubs, wooden shed, outside water tap, fence panel surround and gated access to the side.

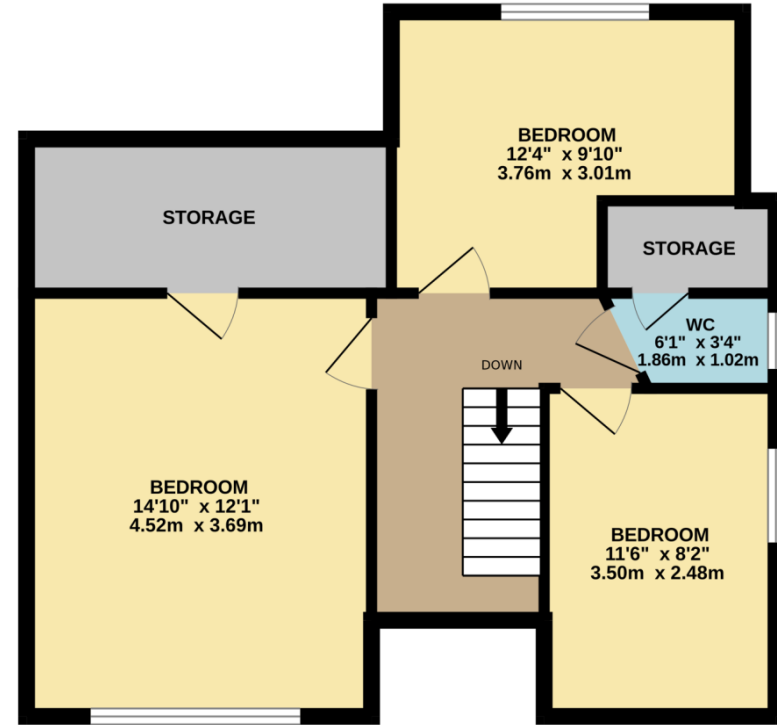


Floorplan

GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1393 sq.ft. (129.4 sq.m.) approx.

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 of sale or a contract of purchase.

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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