

£200,000  
Freehold



**JS**  
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### Features

- Three bedroom semi- detached family home
- Sold with no onward chain
- Two reception rooms
- Fitted Kitchen & Utility Room
- Requires a scheme of modernisation throughout
- Quiet Cul-De-Sac Location
- Driveway & Car Port for off road parking
- Close to all local amenities and schools
- Front & rear gardens
- EPC Rating - D
- Freehold Property
- Viewing highly recommended and is strictly by appointment only

## Summary of Property

**\*\* SOLD WITH NO ONWARD CHAIN \*\* LARGE REAR GARDEN \*\* PRICED TO SELL! \*\*** JonSimon bring to the market this three bedroom semi-detached property located in the Chesham area of Bury, offering excellent access to Clarence Park, Chesham Woods and St. Joseph's & St Bedes Primary School. The property does require a scheme of modernisation throughout and would ideally suit a buyer looking at renovating a property to there own taste and is located on a quiet and well regarded cul-de-sac. The property comprises of a front porch, open plan lounge through to dining area, separate kitchen, utility room, three bedrooms and family bathroom. Externally the property offers a driveway leading to a car port, front garden and large rear garden which is mainly laid to lawn. The property is available with no onward chain and early viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

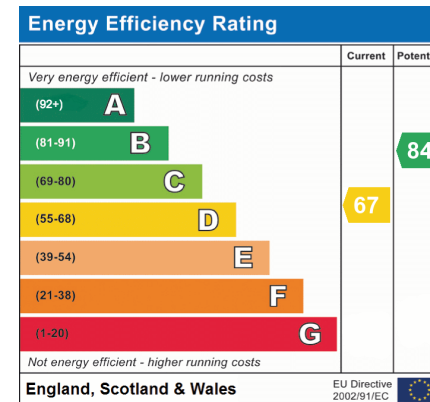
Tenure: Freehold

Local Authority/Council Tax: Bury Council: C Annual Amount:£1937.37 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1000Mbps Upload: 220Mbps

Mobile Coverage: EE - High, Vodafone - High, Three - High, O2 - High



### Local Authority

Bury Council  
 Band C  
 Tax Band Amount: £1937.37

## Room Descriptions

### Ground Floor

#### Porch

Double glazed French doors.

#### Lounge

Ceiling light points, radiator, double glazed window to the front, archway, leading to the dining room. Stairs leading to the first floor landing.

#### Dining Room

Ceiling light point, radiator, double glazed French doors leading to the garden.

#### Kitchen

Ceiling light point, under stairs storage, double glazed window to the rear, radiator, fitted wall and base units, stainless steel sink with mixer tap and drainer, tiled floor with splashback to the walls.

#### Utility Room

Ceiling light point, double glazed window to the rear, wall mounted combi boiler, door to the front, space for a washing machine, dryer, fridge and freezer.

### First Floor

#### Landing

Ceiling light point, double glazed window to the side, loft access.

#### Bedroom One

Ceiling light point, radiator, double glazed window to the rear.

#### Bedroom Two

Ceiling light point, double glaze window to the front, radiator.

#### Bedroom Three

Ceiling light point, double glazed window to the front, radiator.

#### Family bathroom

Ceiling point, double glazed window to the rear, heated towel rail, bath with mixer tap, WC, wash hand basin.

### Outside

#### Gardens & Parking

To the front of the property there is a lawned garden with borders and a block paved driveway leading to a car port. At the rear of the property there is block paved patio leading to a lawned garden with mature borders surrounding.



## Floorplan



This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

## Ground Floor



## First Floor

### 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.