

£250,000
Freehold



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Features

- Extended four bedroom semi-detached family property
- Three reception rooms
- Fitted kitchen & Front porch
- Gas central heated & fully double glazed
- Sold with no onward chain
- Front & rear gardens with block paved patio area
- Some modernisation required
- Integral garage and blocked paved driveway for ample off road parking
- Close to local schools, shops and motorways
- EPC Rating - D
- Popular location for families
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** SOLD WITH NO ONWARD CHAIN ** THREE RECEPTION ROOMS ** VERY POPULAR RESIDENTIAL AREA **** A considerably extended FREEHOLD semi detached family home located on Darlington Close, just off Tottington Road. The property does require some modernisation throughout but would ideally suit a growing family as all four bedrooms situated on the first floor. This fantastic sized family home comprises, porch, lounge, dining room, sitting rooms and fitted kitchen. To the first floor there are four good sized bedrooms and a family bathroom. The property is warmed by gas central heating and benefits from double glazing. Externally there are gardens to the front and rear with a block paved driveway leading to the integral garage. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

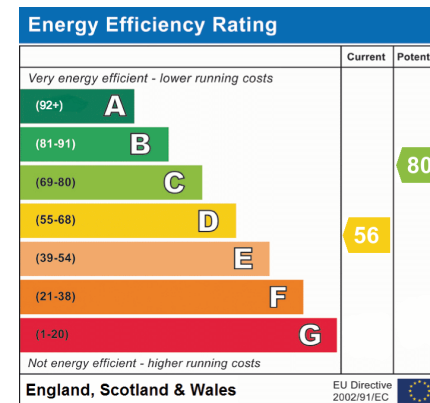
Local Authority/Council Tax

Bury Council: D Annual Amount:£2179.56 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 1000Mbps Upload: 220Mbps



Local Authority

Bury Council

Band D

Tax Band Amount: £2179.56

Room Descriptions

Ground Floor

Front Porch

UPVC double glazed windows and door access to the front of the property.

Lounge

Double glazed bay window to the front of the property, fireplace with surround, built in storage, laminate flooring, three wall light points and radiator.

Dining Room

Double glazed patio style door access to the rear, laminate flooring, two ceiling light points and radiator.

Kitchen

Double glazed window to the rear of the property, wall and base units with complimentary work surfaces, splash back tiling, integrated gas hob, electric oven and extractor, single sink and drainer unit with mixer tap, space for dishwasher and fridge, spotlights and radiator.

Sitting Room

Double glazed door access to the rear of the property, laminate flooring, door access to the garage and two wall light points.

First Floor

Landing

Stairs leading to the first floor landing, loft access and ceiling light point.

Bedroom One

Two windows to the front of the property, fitted wardrobes, storage cupboard housing boiler, two ceiling light points and radiator.

Bedroom Two

Double glazed window to the front of the property, ceiling light point and radiator.

Bedroom Three

Double glazed window to the rear of the property, ceiling light point and radiator.

Bedroom Four

Double glazed window to the rear of the property, storage room and ceiling light point.

Family Bathroom

Double glazed frosted effect window to the rear of the property, three piece suite comprising bath with shower over, wash hand basin and low level WC, tiled elevations and tiled flooring, spotlights and radiator.

Outside

Garage

Double wooden doors, power points, plumbing for washing machine and dryer and ceiling spotlights.

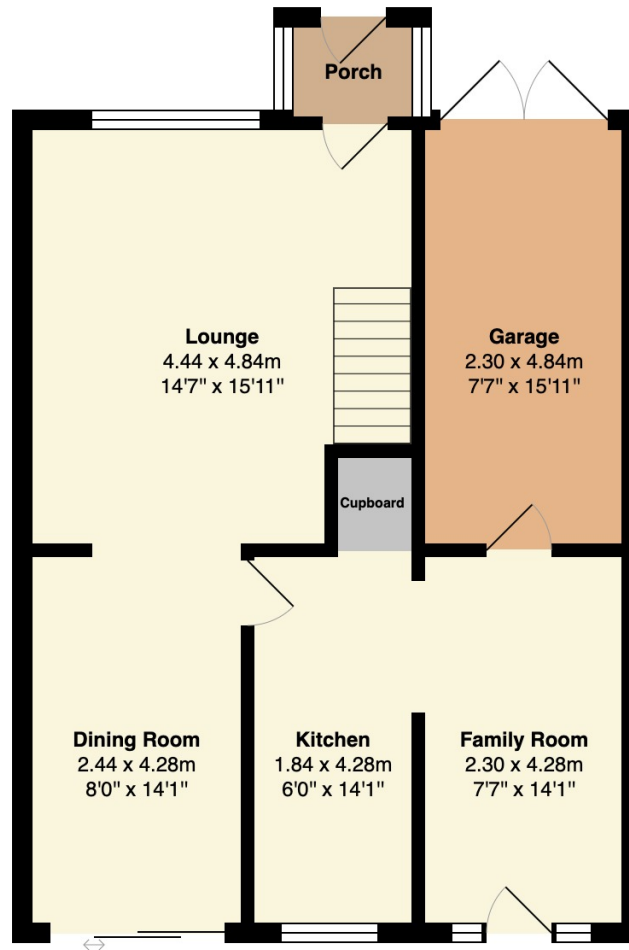
Gardens

Front: Lawn area with block paved driveway for off road parking.

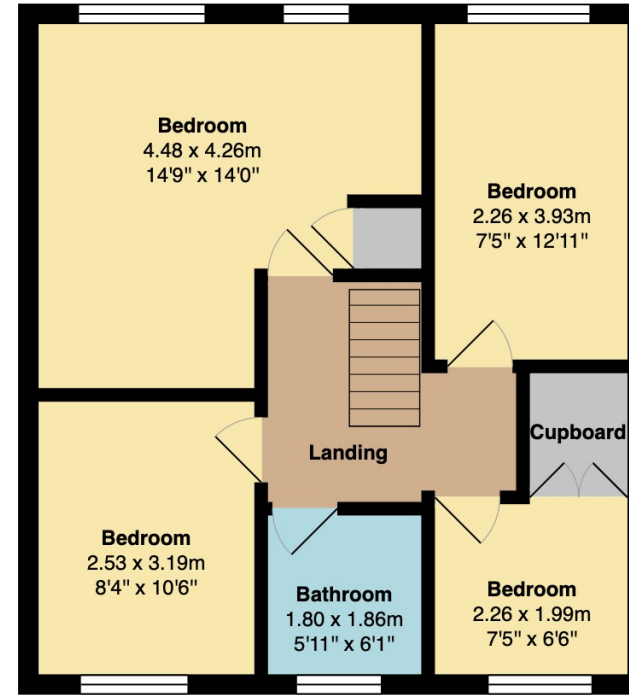
Rear: Block paved patio area and a laid to lawn garden area.



Floorplan



Ground Floor
Area: 65.7 m² ... 707 ft²



First Floor
Area: 52.5 m² ... 565 ft²

Total Area: 118.2 m² ... 1273 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.