

£275,000
Leasehold



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Features

- A Stunning Three Bedroom Bay Fronted Semi-Detached Family Home
- Large entrance hallway and storage cupboard
- Spacious lounge with large bay fronted window
- Modern Fitted breakfast Kitchen & Utility Room
- Gas central heated and double glazed throughout
- Three good sized bedrooms
- Modern Three Piece Bathroom
- Front and rear gardens with wooden shed
- Situated on a popular road opposite The Lido close to most local amenities
- EPC Rating - D
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** FANTASTIC FRONT VIEWS ** SUPERB MODERN KITCHEN & BATHROOM ** IDEAL FAMILY HOME **** JonSimon is pleased to present this exceptional three-bedroom semi-detached residence located in the highly desirable area of Walmersley. The property offers stunning views of 'The Lido' and is conveniently situated within walking distance to local schools, shops, and amenities. Additionally, it provides easy access to Bury Town centre and well-connected motorway links. The house has been meticulously maintained and features an entrance hallway, a well-lit lounge with an impressive bay window, a modern fitted breakfast kitchen, and a utility area. On the first floor, there are three generously sized bedrooms and a contemporary three-piece family bathroom suite. Other advantages include gas central heating and double glazing. Viewing is highly recommended and is available strictly by appointment through our Ramsbottom office.

Tenure: Leasehold, Lease end date: TBC

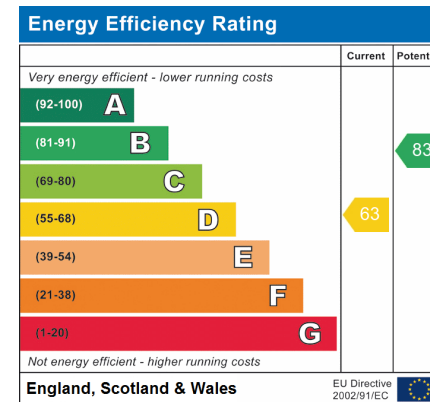
Annual ground rent: Approx. £4 per year

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

Entrance Hallway

Double glazed composite front door, UPVC double glazed side window, radiator, ceiling coving, ceiling point, large storage cupboard with shelves and window, stairs into the first floor landing.

Lounge

UPVC double glazed bay fronted window and side window, two radiators, electric fire with featured surround, TV point, ceiling coving and ceiling point.

Dining Kitchen

A modern range of wall and base units with complimentary worksurface, single bowl sink unit with drainer, part tiled walls, electric cooker with four ring electric hob with extractor unit above, storage cupboard, breakfast bar, ceiling point and UPVC double glazed rear window.

Inner Hallway

UPVC double glazed rear window, tiled flooring, ceiling point and large storage cupboard housing, combi boiler, gas meter and plumbing for washing machine and dryer.

First Floor

Landing

A velux window, ceiling coving and ceiling point.

Bedroom One

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

Bedroom Two

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

Bedroom Three

UPVC double glazed side window, radiator, ceiling coving and ceiling point.

Bathroom

A three-piece white bathroom suite, comprising of a panel bath with mixer taps, shower above, glass shower screen, wash hand basin, low-level WC, fully tiled walls, loft access, airing cupboard, ceiling point and two UPVC double glazed rear windows.

Outside

Gardens

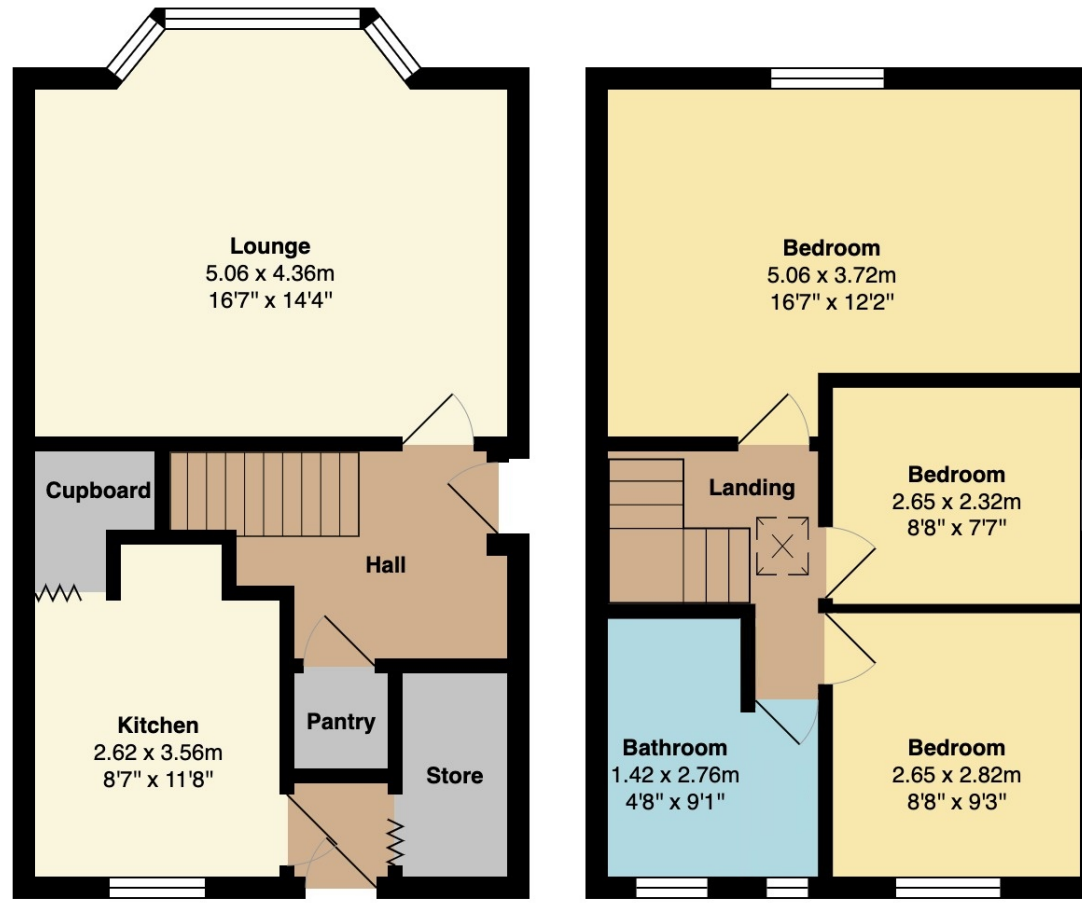
Front: A flagged pathway leading to the front door, lawn area, well-established borders and shrubs.

Rear: Patio area and flagged patio areas, well established borders and shrubs, wooden shed, lawn area, fence and stone wall surround.

Front View: Overlooking woodlands and The Lido.



Floorplan



Ground Floor
Area: 44.1 m² ... 475 ft²

First Floor
Area: 42.7 m² ... 460 ft²

Total Area: 86.8 m² ... 934 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.