

£380,000
Freehold



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Features

- A Large Three Bedroom Detached Family Home
- Spacious Lounge with Bay Window
- Dining Room & Conservatory
- Entrance Hallway & Guest WC
- Fitted Kitchen
- Bright & Airy Accommodation
- Beautiful Three Piece White Family Bathroom
- Large driveway for several cars leading to a garage
- Three double bedrooms
- EPC Rating - C
- Situated on a extremely popular estate in Ramsbottom
- Well maintained front and rear gardens with patio area
- Viewing highly recommended and strictly by appointment only

Summary of Property

**** STUNNING DETACHED HOME OFFERED FOR SALE WITH OPEN VIEWS TO THE REAR OF PEEL TOWER ** PERFECT FAMILY HOME ****

This exceptional detached property is positioned in a superb location, featuring generously proportioned accommodation that demands an in-person viewing to be fully appreciated!

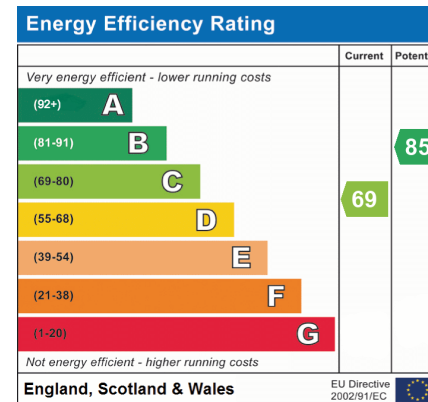
The spacious living area includes an entrance hallway with a guest WC, an impressive lounge with a bay window and feature fireplace, a dining room, a fitted kitchen, and a conservatory. On the first floor, there are three well-sized double bedrooms, all serviced by a remarkable family bathroom.

The exterior of the property has been meticulously landscaped both at the front and rear. The front showcases a driveway providing off-road parking for multiple vehicles, leading to the garage. The rear offers a private garden with Indian stone-paved patios, a lawn area, and well-planted borders.

Situated in a popular location, the property provides easy access to the numerous shops and amenities in Ramsbottom. It is also conveniently located for major transport links, facilitating a straightforward commute to Bury, Manchester, and across the North West. Highly regarded schools and local parks are within walking distance. Internal viewings are strongly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax



Local Authority

Bury Council
Band D
Tax Band Amount: £2179.56

Room Descriptions

Ground Floor

Entrance Hallway

UPVC double glazed front door, radiator ,ceiling point and stairs leading to the first floor landing.

Guest WC

A two piece suite comprising of a low level wc, wash hand basin, radiator, part tiled wall, tiled flooring and ceiling point.

Lounge

A UPVC double glazed bay fronted window, wall lights, gas fire with feature surround, ceiling coving, radiator and ceiling point.

Dining Room

Double doors, radiator, laminated flooring, ceiling coving, ceiling point, and UPVC double glazed sliding patio doors.

Conservatory

UPVC double glazed French patio doors and windows, tiled flooring, power points and ceiling fan.

Kitchen

A fitted kitchen with a range of wall and base units with complementary work surface, one and half bowl sink unit with drainer, electric oven, four ring electric hob with extractor unit above, part tiled walls, laminate flooring, under unit lighting, plumbed for washing machine, electric floor heater, integrated fridge and freezer, ceiling spotlights. UPVC double glazed rear window and back door.

First floor

Landing

UPVC double glazed side window, loft access and ceiling point.

Bedroom One

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

Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

Bedroom Three

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

Family Bathroom

A modern three piece white bathroom suite comprising of a tiled bath with shower above, low level w/c, wash hand basin, radiator, fully tiled walls and flooring, extractor unit, ceiling spotlights and UPVC double glazed front window.

Outside

Garage

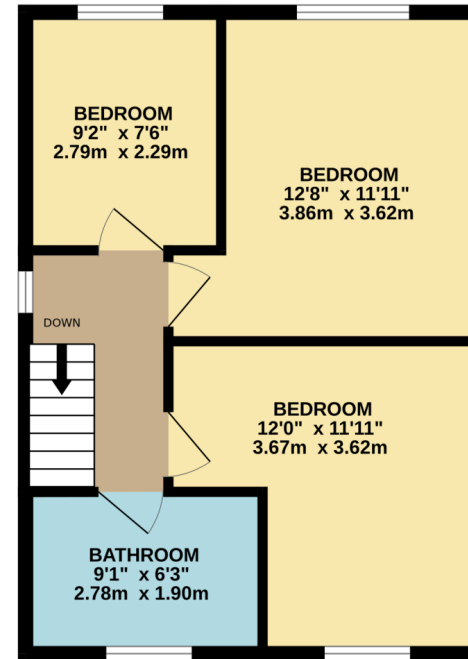
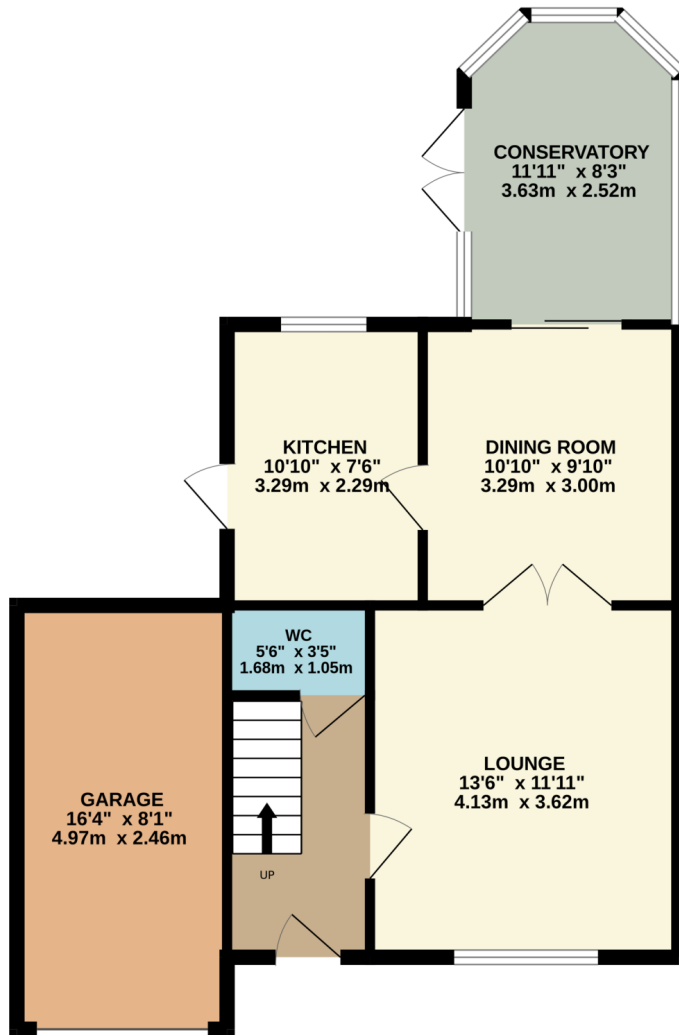
Electric up and over garage door, power points, boiler and ceiling point.

Gardens & Parking

Front: Large concrete press driveway for several cars, lawn area and well established shrubs.

Rear: Indian paved patio areas, lawn area with maintained borders and shrubs. Fence panel surround with gated access to the side and views over Peel Tower.





TOTAL FLOOR AREA : 1078 sq.ft. (100.1 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 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.