

£290,000  
Freehold



**JON SIMON**  
ESTATE AGENTS

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- ### Features
- Executive Detached Family Home
  - Cul-De-Sac Position in Extremely Sought After Location
  - Entrance Hallway & Guest WC
  - Spacious lounge & Dining Room
  - Modern fitted Kitchen & Conservatory
  - Modern three piece white bathroom
  - Fully double glazed, gas central heating & alarmed
  - Three bedrooms with fitted furniture
  - EPC Rating - D
  - Well maintained front and rear gardens
  - Detached Garage & Driveway for several cars
  - Freehold Property
  - South facing Rear Garden
  - Viewing highly recommended and is strictly by appointment only

## Summary of Property

**\*\* CUL-DE-SAC LOCATION \*\* SOUTH FACING REAR GAREN \*\*** Immaculately presented three bedroom detached family home situated on the highly sought after Ainsworth Chase development in Bury and within walking distance to a range of good local schools, shops and amenities as well as being within easy reach of Bury Town Centre. This executive property is positioned on a cul-de-sac that is actually within another cul-de-sac, making it the ideal place to raise a young family.

The bright and airy accommodation comprises; entrance hallway, guest wc, spacious lounge, modern fitted kitchen, dining room through to conservatory to the ground floor. To the first floor there are three well proportioned bedrooms with fitted furniture and a modern three-piece family bathroom. To the front of the property there is a driveway providing ample off road parking leading to a detached garage and to the rear an enclosed low maintenance garden with seating areas and bordered lawn. Further benefits include gas central heating, alarm system, double glazing throughout and a "Rock" front door. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

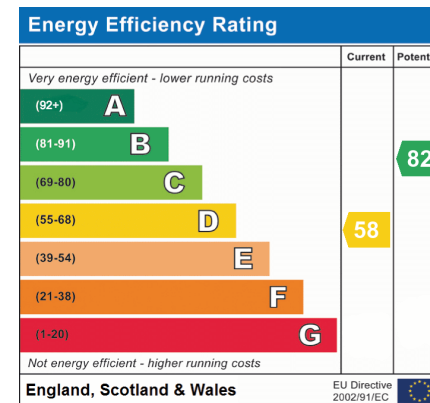
Local Authority/Council Tax

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

#### Entrance Hallway

A double glazed composite Rock front door, UPVC double glazed side window, radiator, ceiling coving, ceiling spotlights and stairs leading to the first floor landing.

#### Guest WC

A two piece suite, comprising of a low-level WC, wash hand basin, ceiling spotlights and UPVC double glazed front window.

#### Lounge

UPVC double glazed bay fronted window, radiator, gas coal effect fire with fireplace surround, TV point, storage cupboard, ceiling coving and ceiling spotlights.

#### Dining Room

Double glazed sliding patio doors, radiator, ceiling coving and ceiling spotlights.

#### Conservatory

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

#### Kitchen

A modern range of wall and base units with complementary worksurfaces, four ring gas hob with extractor unit above, electric oven, integrated fridge and freezer, plumbing for washing machine, 1 1/2 bowl sink unit with drainer, part tiled walls and tiled flooring, under unit lighting, boiler, ceiling spotlights, UPVC double glazed window and UPVC double glazed back door.

### First Floor

#### Landing

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

#### Bedroom One

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

#### Bedroom Two

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

#### Bedroom Three

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

#### Family Bathroom

A modern three-piece white bathroom suite comprising of a panelled bath with mixer tap, shower above, glass shower screen, low-level WC, wash hand basin, chrome radiator, fully tiled walls and flooring, shaver point, extractor unit, ceiling point and UPVC double glazed front window.

#### Outside

##### Garage

A detached garage with manual up and over garage door, power points and ceiling point.

##### Gardens & Parking

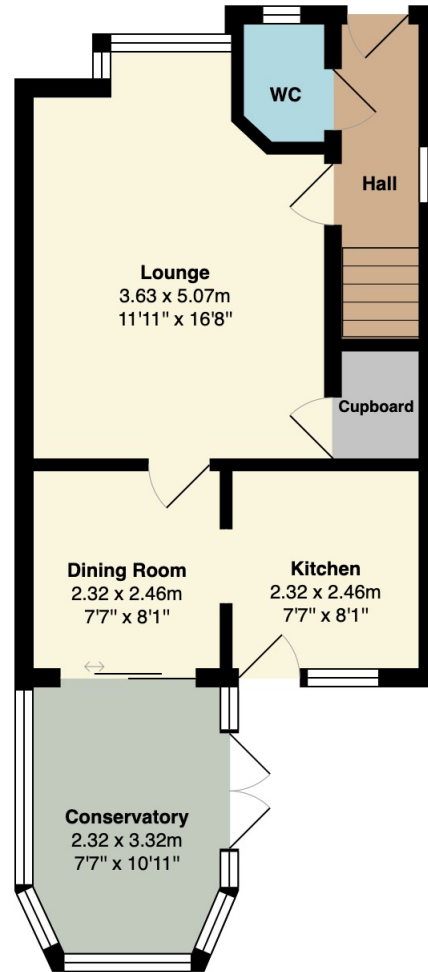
Front: Lawn area with flagged pathway.

Rear: A flagged patio area, lawn area, well-maintained, borders, and shrubs, outside water, tap, pebbled area, fence panel surround and gated access to the side. South facing rear garden.

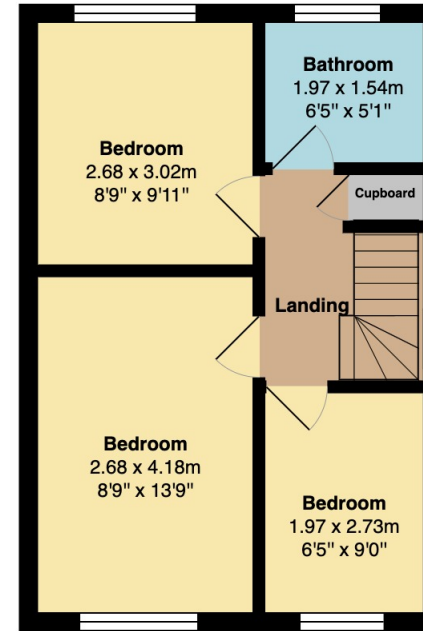
Driveway: A flagged and pebble driveway for several cars providing ample off-road parking.



# Floorplan



**Ground Floor**  
Area: 45.1 m<sup>2</sup> ... 486 ft<sup>2</sup>



**First Floor**  
Area: 35.4 m<sup>2</sup> ... 381 ft<sup>2</sup>

Total Area: 80.5 m<sup>2</sup> ... 866 ft<sup>2</sup>

## 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.