

£375,000  
Leasehold



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- ### Features
- IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME
  - LARGE CORNER PLOT WITH DETACHED GARAGE
  - WALKING DISTANCE FOR LOCAL SCHOOLS & A SELECTION OF EXCELLENT AMENITIES
  - ENTRANCE PORCH & HALLWAY
  - SPACIOUS LOUNGE & DINING ROOM WITH FEATURE FIREPLACE
  - SET IN A SOUGHT AFTER RESIDENTIAL LOCATION
  - MODERN FITTED KITCHEN
  - G/FLOOR CONTEMPORARY 3 PIECE WHITE BATHROOM
  - UPSTAIRS THREE PIECE SHOWER ROOM
  - LAWN GARDENS & PATIO AREA, PAVED DRIVEWAYS
  - VIEWING IS ESSENTIAL TO BE FULLY APPRECIATED

## Summary of Property

**\*\* LARGE CORNER PLOT \*\* DETACHED GARAGE & 2 DRIVEWAYS \*\* SHOWER ROOM & FAMILY BATHROOM \*\*** Outstanding four bedroom detached family home occupying a fabulous corner plot in a much sought after location on the Seddons Farm estate. The property is well placed for some highly rated primary/secondary schools and a selection of excellent amenities including Butchers, Chemist, Hairdressers, Coop, Chip shop and Medical Centre. The property has generous living accommodation and is presented to a high standard throughout. The deceptively spacious accommodation comprising: entrance porch, large 'L' shaped hallway, spacious lounge with feature fireplace, dining room, stunning fitted kitchen, sitting room/bedroom four and a family bathroom to the ground floor. To the first floor there is a landing area leading to three double bedrooms and a three-piece shower room.

Externally there is are two flagged driveways providing parking for multiple vehicles to the front and side leading to a detached garage. To the rear a superb well maintained rear garden with flagged patio area. Viewing is highly recommended and is strictly by appointment only.

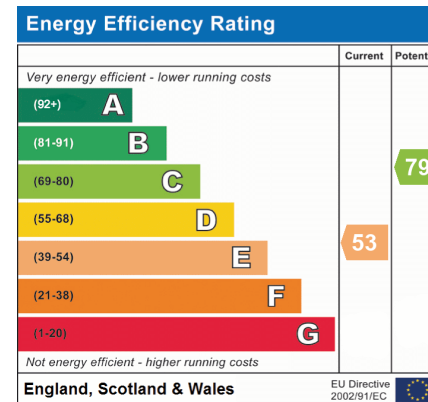
Tenure: Leasehold

Annual ground rent: £13 per year

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

#### Porch

A composite double glazed front door and UPVC double glazed windows, tiled flooring and power points.

#### Hallway

Inner door and window, radiator, alarm pad, ceiling coving, storage cupboard under the stairs and ceiling points.

#### Open Plan Lounge & Dining Room

Lounge: UPVC double glazed French patio doors and windows, gas fire with marble surround, radiators, TV point, wall lights, ceiling, coving, and ceiling spotlight.

Dining room: UPVC double glazed front window, radiator, wall lights, ceiling coving, ceilings spotlight, and ceiling point.

#### Kitchen

Fully fitted Kitchen with a range of wall and base units with complementary work surface, single bowl sink unit with drainer, four ring gas hob with extractor hood above, double electric oven, integrated fridge and freezer, plumbed for washing machine and dishwasher, parts tiled walls, under unit lighting, ceiling coving, ceiling points and UPVC double glazed rear window.

#### Inner Hallway

A double glazed composite back door, ceiling coving, storage cupboard housing the Combi boiler and ceiling point.

#### Sitting Room / Bedroom Four

UPVC double glazed front and side windows, radiator, ceiling, coving and ceiling point.

#### Family Bathroom

A modern three-piece white bathroom suite comprising of a panel bath with mixer taps and showerhead, shower above, glass, shower screen, wash hand basin, low level WC, chrome towel radiator, part tiled walls, ceiling point and two UPVC double glazed side windows.

### First Floor

#### Landing

Ceiling spot lights.

#### Bedroom One

UPVC double glazed front and rear windows, radiators, built-in wardrobes, wall lights, ceiling spotlights and storage into eaves.

#### Bedroom Two

Two UPVC double glazed front and side windows, radiator, ceiling spotlight, storage into eaves and ceiling point.

#### Bedroom Three

UPVC double glazed rear window, radiator, built-in wardrobes, loft access, wall and ceiling points.

#### Shower Room

#### Outside

#### Garage

Detached single garage with manual up over door with two side windows

#### Gardens & Parking

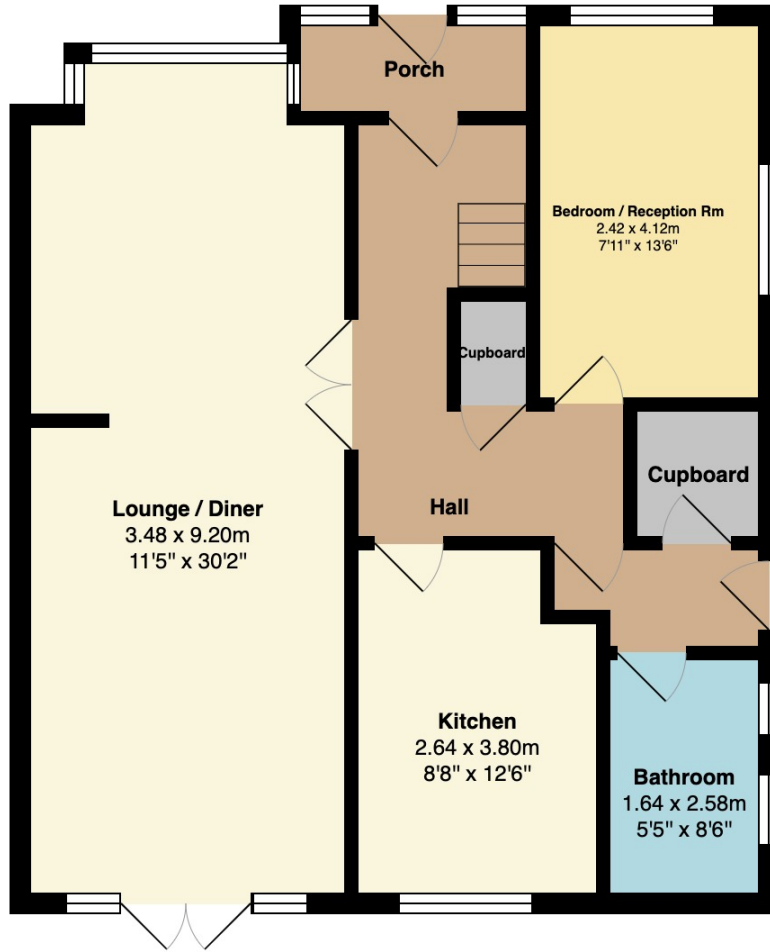
Front: A flagged driveway providing off-road parking, lawn area with well established borders and shrubs.

Sides: Lawn areas and flagged pathways with well-maintained borders and shrubs, outside lighting and flagged patio area.

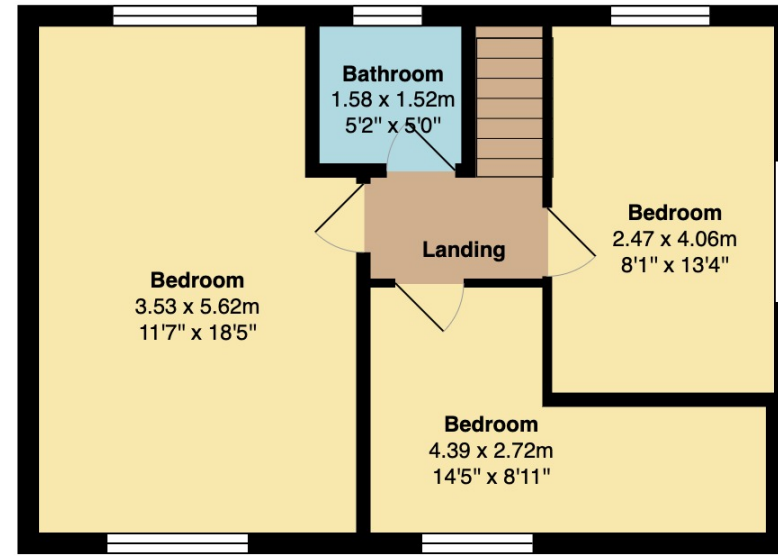
Rear: Flagged patio area, lawn area, well maintained borders and shrubs, brick built barbecue area, fence panels surround and gated access to both sides.



# Floorplan



**Ground Floor**  
Area: 76.1 m<sup>2</sup> ... 819 ft<sup>2</sup>



**First Floor**  
Area: 45.8 m<sup>2</sup> ... 493 ft<sup>2</sup>

Total Area: 121.8 m<sup>2</sup> ... 1311 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.