

£250,000
Leasehold



JON SIMON
ESTATE AGENTS

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Features

- SOLD WITH NO CHAIN
- THREE BEDROOM EXTENDED BAY FRONTED SEMI-DETACHED FAMILY HOME
- SPACIOUS LOUNGE & DINING ROOM WITH FEATURE FIREPLACE
- EXTENDED FITTED KITCHEN
- FRONT PORCH & HALLWAY
- FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT LINKS
- THREE PIECE FAMILY BATHROOM
- EXTENSIVE REAR GARDEN
- DRIVEWAY & DETACHED SINGLE GARAGE
- EXTENSIVE REAR GARDEN AND PATIO AREA
- VIEWING IS HIGHLY RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

Summary of Property

**** SOLD WITH NO ONWARD CHAIN ** GARAGE & DRIVEWAY ** POTENTIAL TO EXTEND (STPP) ** LARGE REAR GARDEN**
**** JonSimon Estate Agents are pleased to present this much-loved and extended three-bedroom semi-detached home, ideally situated in the highly sought-after area of Brandlesholme.**

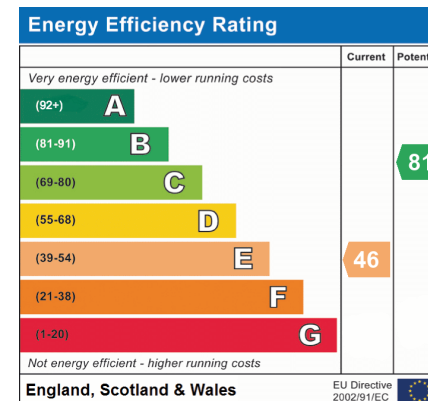
Occupying a generous corner plot on Brandlesholme Road, this property offers fantastic potential for further development to the side and rear, perfect for growing families or buyers in need of outdoor space for working from home. Internally, the accommodation comprises: entrance porch, inner hallway with a useful storage cupboard, a spacious lounge, a separate dining room, and an extended kitchen. To the first floor are three well-proportioned bedrooms and a three-piece bathroom suite. Externally, the home features a well-maintained front garden, with a side pathway leading to a rear patio and a beautifully kept lawned garden. A concrete driveway at the bottom of the garden provides off-road parking, along with a detached single garage accessible via Cromer Road. The property is conveniently located close to a variety of local amenities, including shops, a doctor's surgery, and a dental practice. Families will appreciate the proximity to several primary schools and the inclusion in the catchment area for The Elton High School. Nature lovers will also enjoy nearby Burrs Country Park and the Kirklees Trail, ideal for scenic walks. Viewing is highly recommended and strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold

Local Authority/Council Tax: Bury Council: C Annual Amount: £2146.28 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1000Mbps Upload: 1000Mbps



Local Authority

Bury Council

Band C

Tax Band Amount: £2146.28

Room Descriptions

Ground Floor

Porch

UPVC front door and windows with tiled flooring.

Entrance Hallway

Radiator, ceiling coving, ceiling point, meter cupboard and stairs leading to the first floor landing.

Lounge

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

Dining Room

UPVC double glazed rear bay window, radiator, gas fire, serving hatch and ceiling point.

Extended Kitchen

A range of wall and base units with complementary worksurface, single bowl sink unit with drainer, part tiled walls, gas double cooker with four ring gas hob, washing machine, ceiling point, large storage cupboard, ceiling coving, ceiling point, UPVC double glazed side and rear windows.

First Floor

Landing

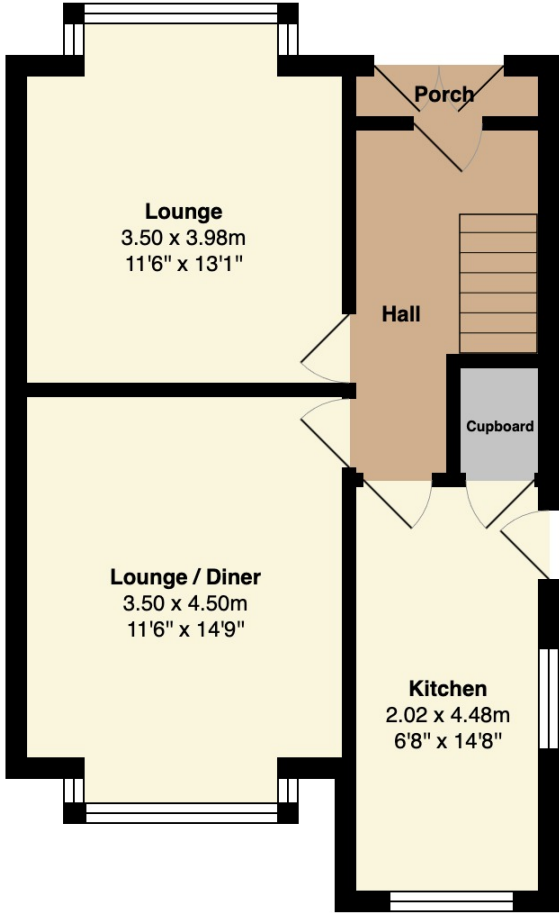
UPVC double glazed side window, loft access, ceiling coving and ceiling point.

Bedroom One

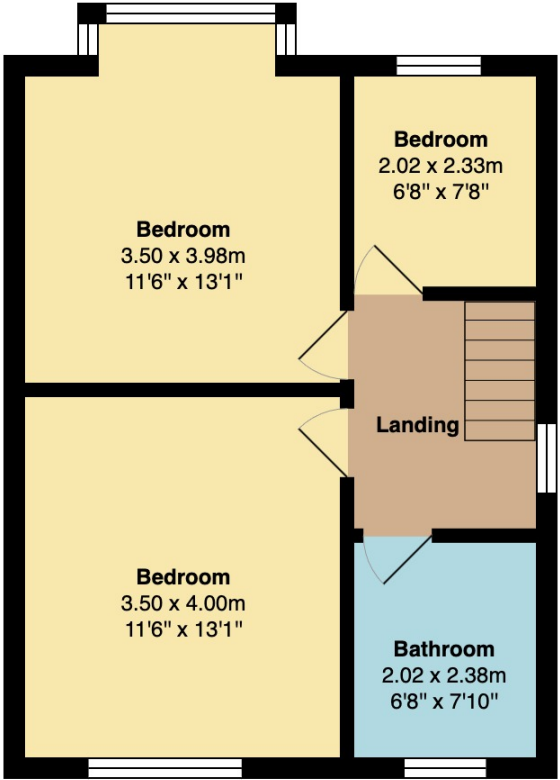
UPVC double glazed rear window, radiator, built-in wardrobes, ceiling coving and ceiling point.



Floorplan



Ground Floor
Area: 48.2 m² ... 519 ft²



First Floor
Area: 44.1 m² ... 474 ft²

Total Area: 92.3 m² ... 994 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.