

£350,000  
Leasehold



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## Features

- Stunning high quality three bedroom extended semi detached home
- Spacious lounge
- Superb open plan fitted kitchen/diner and family room with built in appliances
- Fully double glazed and gas central heating
- Stunning three piece shower room
- Three good sized bedrooms
- Large entrance hallway & Guest wc
- The property has undergone a complete refurbishment throughout
- Outside there are is a large concrete driveway and large rear garden
- Well maintained front and large rear gardens with decked/paved patio area and large outhouse
- Situated in the heart of a very sought after area of Holcombe Brook
- Close to most local amenities and transport links
- Viewing is highly recommended to appreciate the size and condition of this lovely house

## Summary of Property

**\*\* SUPERBLY PRESENTED THREE BEDROOM EXTENDED SEMI-DETACHED PROPERTY IN HOLCOMBE BROOK IN THE CATCHMENT AREA FOR WOODHEY HIGH SCHOOL \*\* LARGE CONCRETE DRIVEWAY \*\* LARGE OPEN PLAN EXTENDED DINING KITCHEN \*\* STUNNING SHOWER ROOM \*\*** A superbly presented semi-detached family home, positioned on a sought-after road just off Longsight Road, offering spacious and characterful accommodation in a highly desirable residential area close to Holcombe Brook. Maintained to an excellent standard by the current owners, this property warrants immediate viewing. The accommodation includes an inviting entrance hallway, a newly fitted guest WC, a generous lounge with a feature fireplace, and an impressive open-plan extended dining kitchen with patio doors leading to the garden. There are three well-proportioned bedrooms, two with fitted wardrobes, and a beautifully appointed three-piece white family shower room. Externally, the property boasts a large concrete-paved driveway providing ample off-road parking, along with a delightful rear garden featuring patio areas, a newly built outbuilding, and a shed — perfect for home working or personal training space. Ideally positioned for convenient access to Holcombe Brook's excellent local amenities and Bury Town Centre, this is a property not to be missed. Early viewing is highly recommended due to anticipated strong demand and is strictly by appointment only.

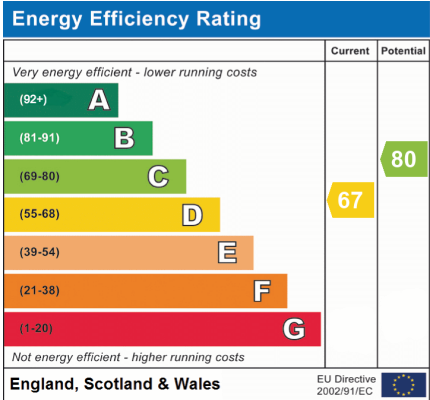
Tenure: Leasehold

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

Flood Risk: Very Low

Broadband availability: Superfast: Download: 1000Mbps Upload: 1000Mbps

Mobile Coverage: EE - Limited, Vodafone - Limited, Three - Limited, O2 - Limited



## Local Authority

Bury Council  
 Band C  
 Tax Band Amount: £2146.28

## Room Descriptions

### Ground Floor

#### Entrance Hallway

uPVC double glazed front door and side window, meter cupboard, alarm pad, storage cupboard, radiator, ceiling spot lights and stairs leading to the first floor landing.

#### Guest WC

A modern three piece white suite comprising of a low-level WC, wash hand basin, white feature radiator, part tiled walls, tiled flooring, ceiling spotlight and UPVC double glazed side window.

#### Lounge

uPVC double glazed front window, modern feature surround, TV point, radiator, TV point and ceiling point.

#### Stunning Open Plan Kitchen/Diner

A superb modern fitted kitchen with a range of wall and base units with complementary work surface, single bowl sink with drainer, double electric oven, four ring electric hob with extractor above, integrated fridge, freezer and dishwasher, combi boiler, breakfast bar, TV point, tiled flooring, under floor heating, LED lighting, radiator, ceiling spot lights, three velux windows, ceiling points, uPVC double glazed French patio doors and windows.

### First Floor

#### Bedroom One

uPVC double glazed front window, radiator, fitted wardrobes, TV point and ceiling spot lights.

#### Bedroom Two

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

#### Bedroom Three

uPVC double glazed front window, radiator and ceiling point.

#### Family Bathroom

A superb three piece white suite comprising of a large walk-in shower unit, low level w/c, wash hand basin, heated towel radiator, tiled flooring and fully tiled walls, ceiling spot lights and uPVC double glazed side and rear windows.

### Outside

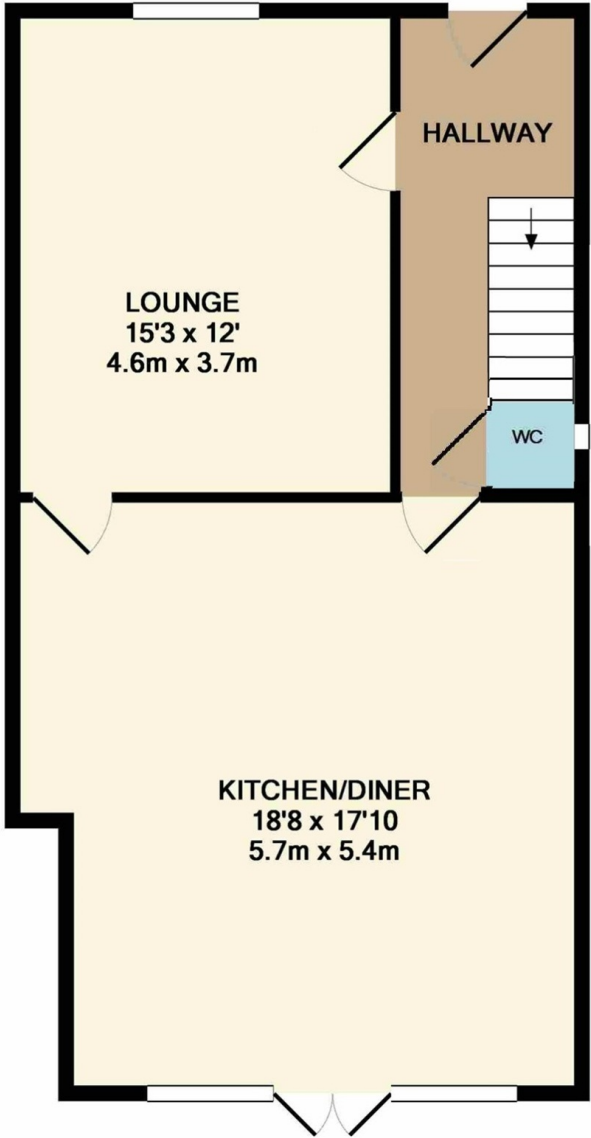
#### Gardens

Front: Large concrete paved driveway for several cars with border and shrubs.

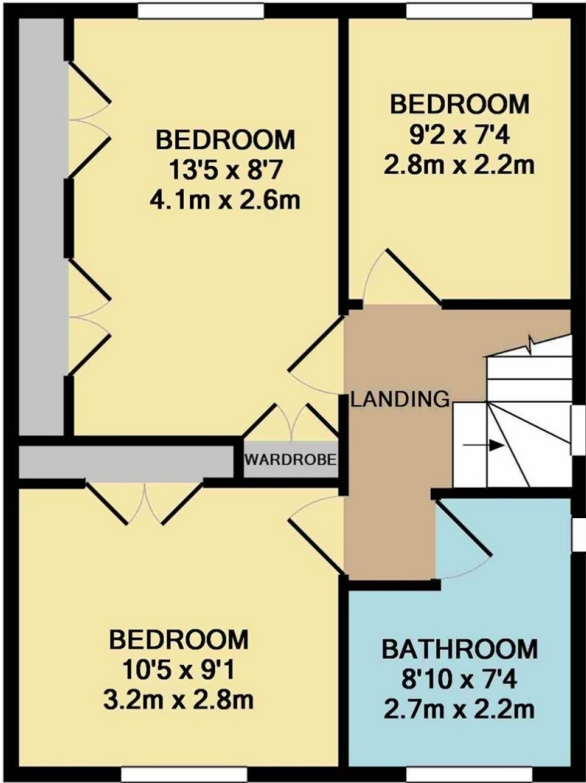
Rear: Indian stone patio area, decked patio, lawn area with borders and shrubs, fence panel surround. Large timber outhouse and shed.



Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 589 SQ.FT.  
(54.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 424 SQ.FT.  
(39.4 SQ.M.)

**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.

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