

£275,000
Freehold



JON SIMON
ESTATE AGENTS

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Features

- A Fantastic Three Bedroom Extended Semi-Detached Family Home
- Highly Sought After Area In Tottington Village
- Entrance Hallway & Spacious Lounge
- Modern Open Plan Dining Kitchen with Appliances
- Bright Conservatory Extension
- Modern Three Piece Family Bathroom
- Beautiful Gardens With Large Paved Patio Area & AstroTurf Lawn
- Detached Brick Built Garage with Driveway for Ample Off Road Parking
- Cul -De -Sac Location
- Viewing Highly Recommended and Strictly by Appointment Only

Summary of Property

**** A BEAUTIFULLY EXTENDED FREEHOLD SEMI-DETACHED FAMILY HOME ** MODERN OPEN PLAN DINING KITCHEN ** BRIGHT CONSERVATORY EXTENSION ** DETACHED GARAGE ** QUIET CUL-DE-SAC LOCATION **** A beautifully presented and extended three-bedroom semi-detached home, located in a sought-after cul-de-sac just off Booth Street. Ideally positioned close to well-regarded schools, local amenities, excellent transport links, and motorway connections. The accommodation briefly comprises: an inviting entrance hallway, spacious lounge, and an open-plan dining area leading to a modern fitted kitchen with integrated appliances, opening into a bright conservatory extension. Upstairs, the property offers three well-proportioned bedrooms and a contemporary three-piece family bathroom. Further benefits include gas central heating and double glazing throughout. Externally, the home enjoys well-kept gardens to both the front and rear, featuring a generous paved patio area and AstroTurf lawn, ideal for outdoor entertaining. A detached single garage and a concrete driveway provide ample off-road parking. A true credit to the current owners — early internal viewing is highly recommended, strictly by appointment via our Ramsbottom office.

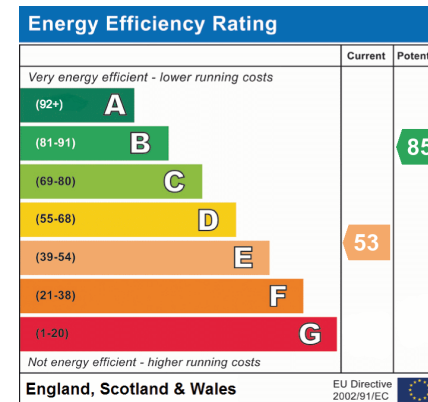
Tenure: Freehold

Local Authority/Council Tax: Bury Council: B Annual Amount: £1877.99 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 B

Tax Band Amount: £1877.99

Room Descriptions

Ground Floor

Entrance Hallway

UPVC double glazed front door and windows, radiator, laminate flooring, under stairs storage cupboard, ceiling coving, stairs leading to the first floor landing.

Lounge

UPVC double glazed front window, radiator, TV point, laminate flooring, wall mounted fire, ceiling coving and ceiling point.

Open Plan Dining Kitchen

A modern fitted kitchen with a range of wall and base units with complementary worksurface, one and a half bowl sink unit with drainer, four ring induction hob with extractor unit above, electric oven, integrated microwave, dishwasher, fridge, and freezer, ceiling spotlights, laminate flooring, wall light, radiator, TV point, ceiling point UPVC double glazed side window.

Conservatory

UPVC double glazed French patio doors, UPVC double glazed windows and glass roof, laminate flooring, electric wall mounted radiator and ceiling spotlights.

First Floor

Landing

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

Bedroom One

UPVC double glazed front window, radiator, fitted wardrobes, TV point, ceiling coving, LED lighting and ceiling spotlights.

Bedroom Two

UPVC double glazed rear window, radiator, built-in storage cupboard and ceiling point.

Bedroom Three

UPVC double glazed front window, radiator and ceiling point.

Family Bathroom

A Three-piece white bathroom suite comprising of a P shaped panel bath with shower above, low level WC, wash hand basin, chrome towel radiator, ceiling coving, fully tiled walls and flooring, extraction unit, ceiling spotlights and UPVC double glazed rear window.

Outside

Garage

A detached single garage with manual roller garage door, power point, ceiling point, rear and side windows and side door.

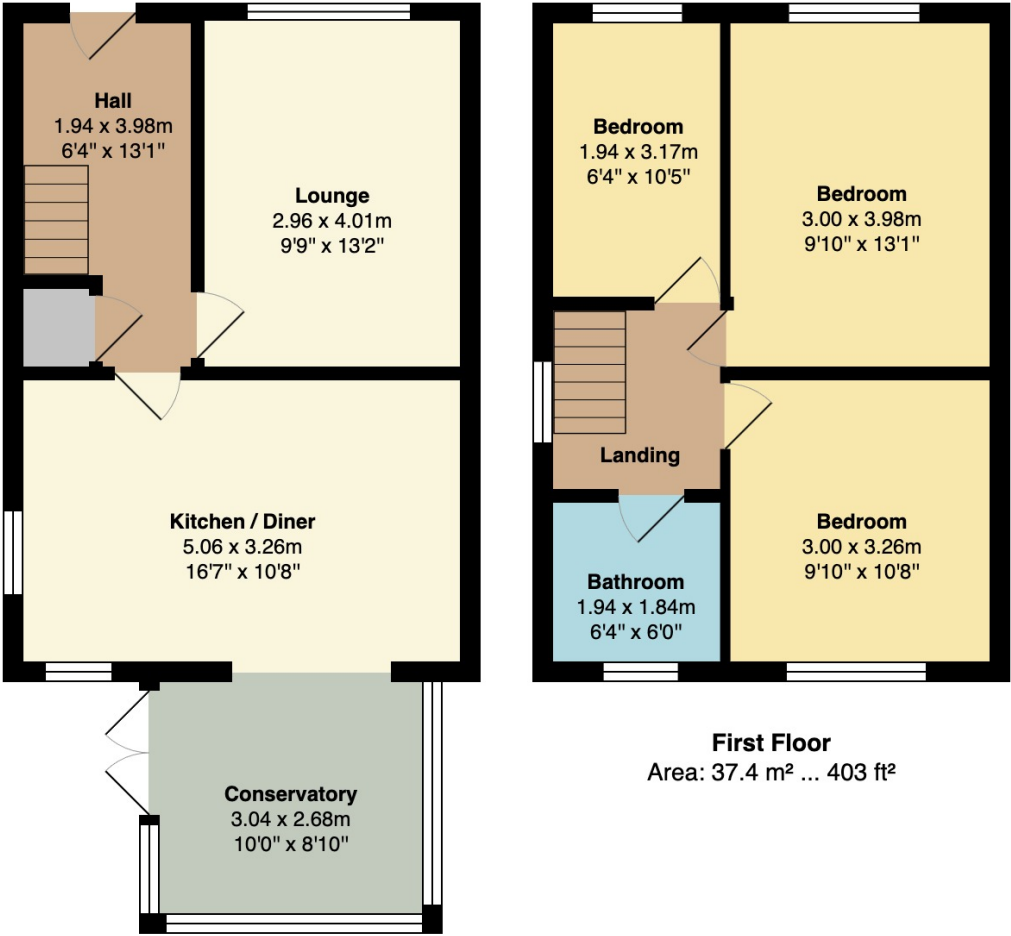
Gardens & Parking

Front: A concrete driveway for several cars, well maintained lawn with borders and shrubs.

Rear: A large Indian paved patio area, AstroTurf lawn, borders and shrubs, outside water tap, external lighting, fence panel surround and gated access to the side.



Floorplan



Ground Floor
Area: 46.4 m² ... 500 ft²

First Floor
Area: 37.4 m² ... 403 ft²

Total Area: 83.9 m² ... 903 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.