

£340,000
Leasehold



JS
JON SIMON
FOR SALE

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Features

- WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION CLOSE TO EXCELLENT LOCAL SCHOOLS, COUNTRY WALKS & VILLAGE
- SOLD WITH NO ONWARD CHAIN
- SPACIOUS LOUNGE & DINING ROOM
- LARGE ENTRANCE HALLWAY
- LARGE FLAGGED DRIVEWAY FOR AMPLE OFF ROAD PARKING & DETACHED GARAGE
- WELL MAINTAINED FRONT & REAR GARDENS WITH PATIO AREA
- DOWNSTAIRS FAMILY BATHROOM
- GAS CENTRAL HEATED AND DOUBLE GLAZED
- VIEWING IS HIGHLY RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

Summary of Property

**** A THREE BEDROOM SEMI-DETACHED FAMILY HOME ON A POPULAR ROAD ** DESIRABLE LOCATION ** SET IN GREENMOUNT VILLAGE ** DETACHED GARAGE **** Situated in a highly sought-after residential location on a popular road, this well-presented property benefits from excellent access to local shops, amenities, and highly regarded schools. The accommodation comprises a spacious entrance hallway, a generous lounge, a separate dining room, a fully fitted dining kitchen, a downstairs bathroom, and a ground floor bedroom. To the first floor, there are two double bedrooms, offering ample space for a growing family. Externally, the property boasts a flagged driveway to the front providing off-road parking and leading to a detached single garage. To the rear is a beautiful, sunny garden featuring a flagged patio area, perfect for outdoor dining and relaxing. The property benefits from gas central heating and double-glazed windows throughout. Early viewing is highly recommended, as strong interest is anticipated. Viewings are strictly by appointment only via our Ramsbottom office. **SOLD WITH NO ONWARD CHAIN.**

Leasehold: TBC

Local Authority/Council Tax

Bury Council: D Annual Amount: £2414.58 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 1000Mbps Upload: 1000Mbps

Mobile Coverage

EE - Limited, Vodafone - Limited, Three - Limited, O2 - Limited

Local Authority

Bury Council

Band D

Tax Band Amount: £2414.58

Room Descriptions

Ground Floor

Entrance Hallway

UPVC double glazed front door and window, meter cupboard, radiator, ceiling points and stairs leading to the first floor landing.

Lounge

UPVC double front window, radiators, electric fire with surround, wall lights, ceiling coving and ceiling point.

Dining Room

UPVC double glazed window, radiator, ceiling coving and ceiling point.

Dining Kitchen

A range of wall in base units with complimentary worksurface, one and a half bowl sink unit with drainer, four ring electric hob with extractor above, integrated microwave, electric oven, plumbed for washing machine and dryer, part tiled walls, ceiling point, extractor unit and UPVC double glazed rear window side door.

Rear Porch

Two storage cupboards housing, Combi boiler and gas meter, ceiling point and UPVC double glazed back door.

Downstairs Bedroom

UPVC double glazed front window, radiator and ceiling point.

Downstairs Bathroom

A three piece white suite comprising of a panel bath with mixer tap, electric shower above, glass

shower screen, wash hand basin, part tiled walls, extractor unit, radiator, ceiling point and UPVC double glazed side window.

Separate WC

UPVC double glazed side window, low level WC, part tiled walls and ceiling point .

First Floor

Landing

Ceiling point.

Bedroom One

UPVC double glazed front window, radiator, storage inside the eaves and ceiling point .

Bedroom Two

UPVC double side window, radiator, storage of eaves and ceiling point.

Outside

Garage

Manual up and over garage door, side window and side door, power point and ceiling point.

Gardens & Parking

Front: Flagged driveway for several cars, lawn area with borders and shrubs.

Rear: Patio area, lawn area, established borders and shrubs, outside water tap and fence panel surround.



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.