

£315,000
Freehold



JS
JON SIMON
ESTATE AGENTS

JS
JON SIMON
ESTATE AGENTS

Mendip Crescent, Walshaw, Bury, Lancashire BL8 1QZ



Features

- Set in a Highly Sought After Residential Location
- Ground Floor Three Piece Bathroom Suite
- Entrance Hallway
- Spacious Lounge & Conservatory
- Fitted Dining Kitchen
- Three Good Sized Bedrooms (Two Upstairs & One Ground Floor)
- Fully Double Glazed and Gas Central Heated
- Sold With No Chain
- Large Rear Landscaped Garden
- Detached Single Garage & Driveway for Ample Off Road Parking
- Viewing is a must to appreciate the size of this property and is strictly by appointment only

Summary of Property

**** SOLD WITH NO CHAIN ** LARGE LANDSCAPED GARDENS ** DETACHED GARAGE **** We are pleased to present for sale this Freehold three-bedroom, chalet-style semi-detached family home, located on the highly sought-after Walshaw Park estate within the catchment area for Elton High School. Offering deceptively spacious accommodation, the property briefly comprises an entrance hallway, a generous living room, an open-plan kitchen/dining area, a conservatory, a ground floor bedroom, and a bathroom. Upstairs, there are two well-proportioned bedrooms and a shower room. Externally, the home boasts large, landscaped rear gardens, a driveway providing ample off-road parking for multiple vehicles, and a detached single garage. Additional features include gas central heating, double glazing throughout and is being sold with no onward chain. This property truly needs to be viewed through our Ramsbottom office to be fully appreciated.

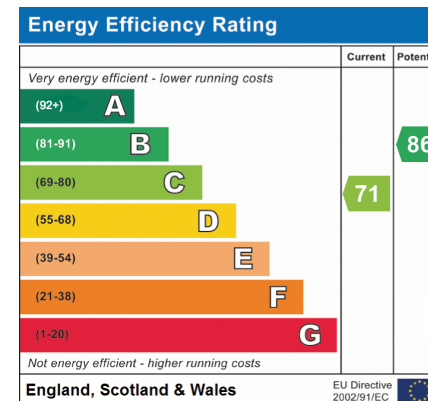
Tenure: Freehold

Local Authority/Council Tax: Bury Council: D Annual Amount: £2414.58 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1800Mbps Upload: 220Mbps

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



Local Authority

Bury Council

Band D

Tax Band Amount: £2414.58

Room Descriptions

Ground Floor

Entrance Hallway

Two UPVC double glazed front doors, radiator, storage cupboards, ceiling point and stairs leading to the first floor landing.

Lounge

UPVC double glazed bay fronted window, electric coal effect gas fire with surround, radiator, wall lights, ceiling coving, ceiling points and UPVC double glazed French patio doors.

Conservatory

UPVC double glazed windows and UPVC double glazed French patio doors, laminate flooring, radiator, power points and ceiling fan.

Dining Kitchen

Range of wall and base units with complementary worksurface, one and a half bowl sink unit with drainer, electric cooker with four ring electric hob, extractor unit above, part tiled walls, fully tiled flooring, radiator, plumbed for washing machine, ceiling coving and UPVC double glazed door and windows.

Downstairs Bedroom

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

Downstairs Bathroom

A three-piece bathroom suite comprising of a panelled bath with mixer taps, electric shower above, low level WC, wash hand basin, radiator, fully tiled walls and flooring, ceiling point and UPVC double side window.

First Floor

Landing

Loft access and ceiling point.

Bedroom One

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

Bedroom Two

UPVC double glazed side window, radiator, built-in wardrobes, loft access and ceiling point.

Shower Room

A three-piece white suite comprising of a walk-in shower unit, low WC, wash hand basin, chrome towel radiator, part tiled walls, Boiler, extractor unit, ceiling spotlights and UPVC double rear window.

Outside

Garage

A detached brick built garage with manual up and over garage door.

Gardens

Front: Flagged driveway for several cars, well established borders and shrubs.

Rear: A flagged patio area, well maintained lawn areas, well established borders and shrubs, wooden shed, gated access to the side 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.