

£170,000  
Leasehold



**JONSIMON**  
ESTATE AGENTS

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## Features

- A spacious three bedroom bay fronted mid terrace
- Large hallway
- Two large ground floor reception rooms
- Fitted Kitchen
- Open aspect views to the rear of the property
- Three piece bathroom suite with electric shower
- Two large double bedrooms plus a single bedroom
- Rear garden with outhouse
- Gas central heating and double glazed windows
- Sold with no chain
- Viewing is a absolute must to appreciate the size of this property and is strictly by appointment only

## Summary of Property

\*\* DECEPTIVELY SPACIOUS THREE BEDROOM HOME \*\* OPEN VIEWS TO THE REAR \*\* SOLD WITH NO CHAIN \*\* A surprisingly spacious three-bedroom bay fronted home situated on a quiet street in a sought-after area. Set on a generous plot, this property offers excellent potential but would benefit from a full program of renovation. The bright and airy accommodation briefly comprises an entrance hallway, living room, dining room, fully fitted kitchen, two double bedrooms, a single bedroom, and a three-piece bathroom. The location is highly desirable, providing easy access to a variety of amenities including well-regarded schools, Bury Town Centre with its array of shops, restaurants, and excellent transport connections. The motorway network is also conveniently nearby, ideal for commuters. Externally, the property features a garden frontage, while to the rear is a private, enclosed garden complete with a flagged patio, lawn, and well-stocked borders. Additional benefits include gas central heating and double glazing throughout. Early viewing is highly recommended to fully appreciate the space and potential this home has to offer. Viewings are strictly by appointment through our Ramsbottom office.

Tenure: Leasehold

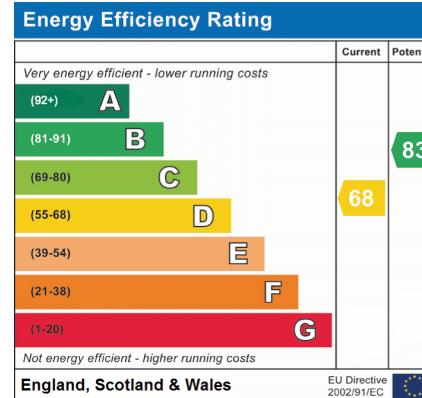
Local Authority/Council Tax

Bury Council: B Annual Amount: £1877.99 Approx.

Flood Risk: Very Low

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

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



## Local Authority

Bury Council

Band B

Tax Band Amount: £1877.99

## Room Descriptions

### Ground Floor

#### Entrance Hallway

Double glazed front door and windows, radiator, meter cupboard, radiator, ceiling coving and ceiling point.

#### Lounge

Double glazed bay fronded window, radiator, ceiling coving and ceiling point.

#### Dining Room

Double glazed rear window, radiator, storage cupboards, under the stairs storage cupboard and ceiling point.

#### Kitchen

Range of wall and base units for complementary worksurface, four ring electric hob with extractor above, electric oven, integrated dishwasher, plumbed for washing machine, single bowl sink unit with drainer, electric wall heater, ceiling coving, ceiling point, double glazed side window and rear window. Double glazed back door.

### First Floor

#### Landing

Loft access, storage cupboard and ceiling point.

#### Bedroom One

Double glazed rear window, radiator, built-in wardrobes, combi boiler and ceiling point.

#### Bedroom Two

Double glazed front window, radiator, fitted wardrobes and ceiling point.

#### Bedroom Three

Double glazed front window, radiator, ceiling coving and ceiling point.

#### Family Bathroom

Three piece bathroom suite comprising of a panelled bath with mixer taps, electric shower above, wash hand basin, low level WC, radiator, part tiled walls, electric wall heater, ceiling coving, ceiling point and double glazed window.

#### Outside

##### Gardens

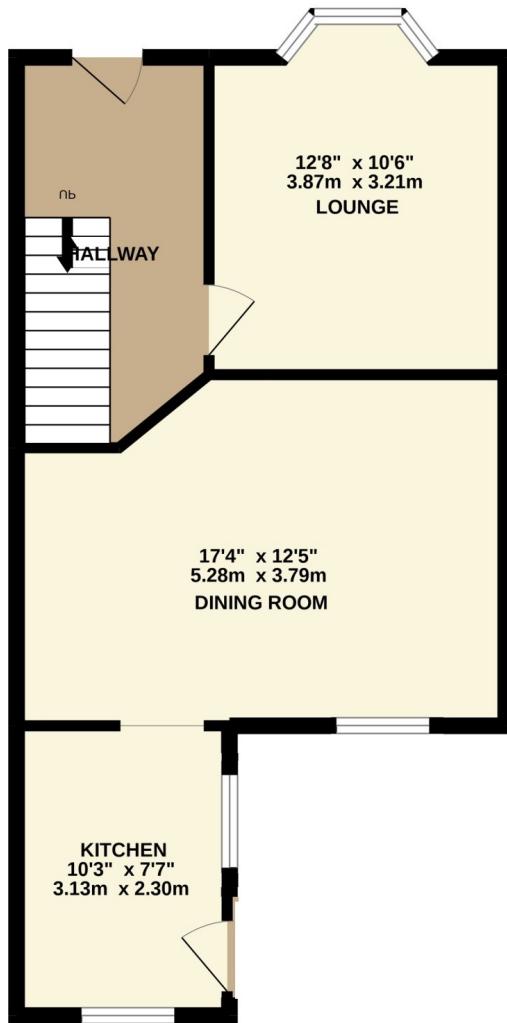
Front: Flagged pathway and well established borders.

Rear: A flagged patio area, well established borders and shrubs with gated access to the rear. Wooden shed with electric power.

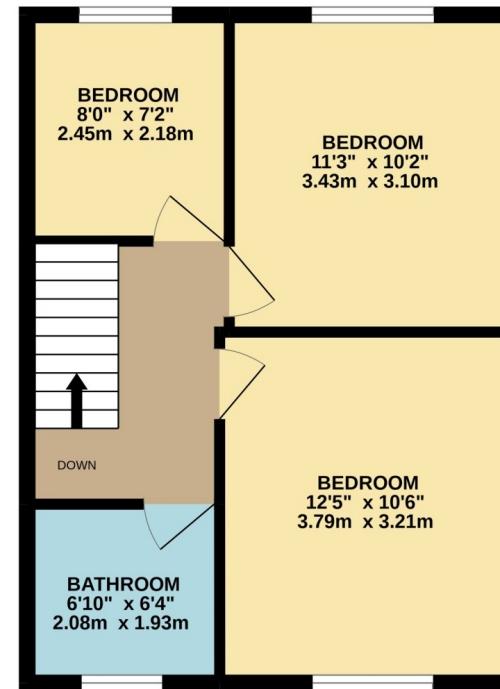


## Floorplan

GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 905 sq.ft. (84.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and no responsibility is taken for any errors. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### 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.