

£525,000  
Leasehold



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## Features

- Superb Three/Four Bedroom Detached True Bungalow
- Large Corner Plot- With Large Double Gates, Ideal for Motor Home
- Entrance Hallway, Modern Shower Room & Inner Hallway
- Spacious Lounge with Feature Fireplace
- Modern Fitted Dining Kitchen with Bi-Folding Doors
- Beautiful Three Piece White Family Bathroom
- Three Double Bedrooms
- Fully Double Glazed and Gas Central Heated
- Double Garage with Electric Roller Door
- Landscaped Front & Rear Gardens with Patio Areas
- Highly Sought After Area
- Viewing is highly recommended on this excellent property and is strictly by appointment only

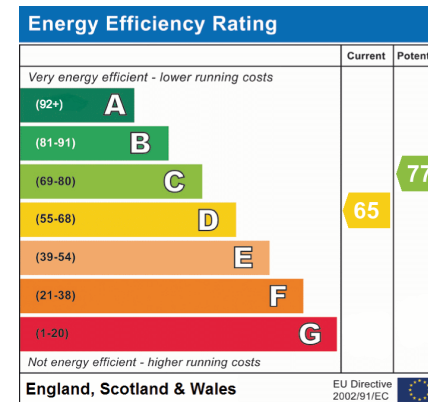
## Summary of Property

**\*\* A SUPERB THREE/FOUR BEDROOM DETACHED TRUE BUNGALOW ON LARGE CORNER PLOT, IN A HIGHLY SOUGHT-AFTER RESIDENTIAL AREA \*\* BEAUTIFUL REAR GARDEN \*\* MUST SEE!! \*\*** Tucked away on a quiet residential road and screened by a tall, planted verge, this superb detached true bungalow enjoys a wonderful sense of privacy. Perfectly positioned between Ramsbottom, Summerseat, and Bury — in one of the area's most desirable residential locations — this spacious, extended, and beautifully refurbished home occupies a generous plot, offering a rare opportunity for tranquil, single-storey living with stylish, modern comforts.

The property has undergone extensive recent improvements, including a new roof, new boiler, and complete electrical rewire, ensuring peace of mind for years ahead. Externally, the impressive wraparound garden has been thoughtfully landscaped to include colourful flower borders, low-maintenance artificial lawn, and a stylish combination of tiled and composite decked patio areas — ideal for al fresco dining or simply unwinding in the sunshine. A large concrete driveway, car port, and integral double garage provide ample secure off-road parking and useful storage, while double gates to the side offer the perfect space for a motorhome, caravan, or additional vehicles. Inside, an inviting entrance hallway leads to a generous family lounge, featuring a contemporary media wall with a remote-controlled feature fire — a perfect space for relaxing evenings.

The heart of the home is the stunning, newly fitted dining kitchen, a bright and spacious room with feature bi-folding doors and a ceiling lantern, excellent storage, extensive worktop space, and a range of integrated appliances including a dishwasher and fridge freezer. An additional sitting room offers versatility and could easily serve as a fourth bedroom if required, complemented by a modern three-piece shower room. The property further offers three generously sized double bedrooms, including a main bedroom with fitted wardrobes. A stylish, contemporary three-piece family bathroom completes the accommodation.

Early viewing is highly recommended to truly appreciate the size, quality, and setting of this exceptional home. Viewings are



## Local Authority

Bury Council

Band E

Tax Band Amount: £2951.15

## Room Descriptions

### Ground Floor

#### Entrance Hallway

A composite double glazed front door and window, laminate flooring, radiator and ceiling point.

#### Lounge

UPVC double glazed front window, UPVC double glazed circular side window, feature electric wall mounted fire, media wall, radiators, laminate flooring, feature LED ceiling lighting and ceiling spotlights.

#### Sitting Room / Bedroom Four

UPVC double glazed front window, UPVC double glazed circular side window, radiator, laminate flooring and ceiling point.

#### Dining Kitchen

A contemporary fitted kitchen with a range of wall and base units with complementary work surface, five ring electric hob with extractor unit above, one and a half bowl sink unit with drainer, two electric built-in ovens, integrated fridge, freezer and dishwasher, ceiling spotlights, radiator, feature ceiling lantern, UPVC double glazed rear window and double glazed bi-folding doors.

#### Inner Hallway

Combi boiler, storage unit, ceiling point and access to the garage.

#### Shower Room

A modern three-piece white suite comprising of a walk-in shower unit with electric shower, low level WC, wash hand basin with storage cupboard underneath, chrome towel radiator, ceiling point and UPVC double glazed rear window.

#### Inner Hallway

Loft access and ceiling point.

### Bedroom One

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

### Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

### Bedroom Three

UPVC double glazed rear window, radiator and ceiling point.

### Family Bathroom

A superb three-piece white bathroom suite comprising of a panel bath with mixer tap, shower above, glass shower screen, low level WC, wash hand basin with storage cupboards underneath, chrome towel radiator, storage cupboard and shelves, extractor unit, part tiled walls, shaver point, ceiling point and UPVC double glazed rear window.

### Outside

#### Double Garage

Electric roller garage door, radiator, plumbed for washing machine and dryer, base units with complementary work surface, single bowl sink unit with drainer, workbench with storage cupboards, ceiling points and meter cupboard.

### Parking & Gardens

Front: Large concrete driveway for several cars, artificial lawn, well established borders and shrubs, dwarf brick wall.

Rear: A beautiful landscaped rear garden with large patio area, artificial lawn, composite decking patio area, well established borders and shrubs, additional storage to the side, vegetable patch, external lighting, outside water tap, large double gated access to the side.- ideal for a motorhome or caravan. Fence panel surround.



Floorplan



**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.