

£375,000
Freehold



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Features

- IMMACULATE TRUE BUNGALOW WITH 2 DOUBLE BEDROOMS
- RECENTLY RENOVATED TO A QUALITY STANDARD INC RE-WIRE & NEW C/HEATING SYSTEM
- SUBSTANTIAL PLOT WITH AMPLE OPPORTUNITY TO EXTEND - (PLANNING GRANTED)
- SET IN THE CHOICE SEDDONS FARM LOCATION WITH EXTENSIVE GROUNDS TO REAR
- ENTRANCE HALLWAY & FRONT PORCH
- OPEN PLAN LOUNGE TO STYLISH DINING KITCHEN
- INTEGRAL GARAGE SERVED BY SPACIOUS PEBBLED DRIVEWAY
- LANDSCAPED LAWN GARDENS, FULLY ENCLOSED EXTENSIVE GROUNDS TO REAR
- FREEHOLD PROPERTY
- WHITE CONTEMPORARY 3 PIECE BATHROOM SUITE
- CLOSE TO EXCELLENT SHCOOLS & A VARIETY OF AMENITIES
- VIEWING IS ESSENTIAL TO BE FULLY APPRECIATED

Summary of Property

**** A RARE PROPERTY ON SEDDONS FARM ** SUBSTANTIAL PLOT ** BEAUTIFULLY PRESENTED THROUGHOUT ** LARGE REAR GARDEN ** MUST SEE!! **** This superb two double bedroom true bungalow occupies a generous plot with a fabulous rear garden in the highly desirable Seddons Farm Estate. Ideally positioned, the property is within easy reach of a range of local schools, shops and amenities, as well as excellent transport links and Bury Town Centre. A true credit to the current owners, the home has undergone a comprehensive scheme of renovation and is beautifully maintained throughout. Early viewing is highly recommended to fully appreciate the quality and space on offer. The accommodation comprises an entrance porch leading into a welcoming hallway with ample storage. A bright and airy lounge flows into a contemporary fitted kitchen and dining room, creating a modern yet comfortable living space. There are two generously sized double bedrooms and a stylish three-piece bathroom. Externally, the property boasts an impressive rear garden which provides both privacy and excellent potential. To the front, there is a gravel driveway with parking for up to four vehicles, together with a lawned garden and an attached single garage. The property has benefited from a full rewire and replastering within the last seven years, as well as the installation of a new combi boiler approximately three years ago. It also comes with the added advantage of planning permission for a rear extension, with further details available on request, and is offered on a freehold basis.

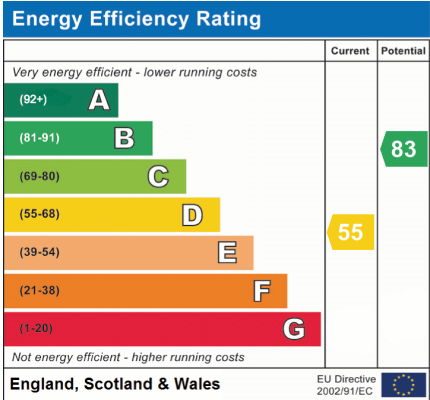
Tenure: Freehold

Local Authority/Council Tax

Bury Council: C Annual Amount: £2146.28 Approx.

Flood Risk: Very Low

Broadband availability



Local Authority

Bury Council

Band C

Tax Band Amount: £2146.28

Room Descriptions

Ground Floor

Front Porch

uPVC entrance sliding door and windows.

Hallway

Internal entrance door, built in storage cupboard.

Lounge

uPVC double glazed window, open plan forming 'L' / 'U' shape to kitchen/dining area.

Dining Kitchen

uPVC double glazed window and rear entrance door leading to rear garden, impressive modern high gloss fitted wall and base units with coordinating worktops, tiling to surrounds, electric SAMSUNG oven/grill, induction hob with stylish extractor fan, inset sink unit, integrated washing machine & dishwasher, feature ceiling spotlights and downlighting.

Bedroom One

uPVC double glazed window.

Bedroom Two

uPVC double glazed window with complementary views onto rear garden.

Family Bathroom

uPVC double glazed window, white contemporary 3 piece suite comprising; bath shower fitted overhead, hand wash basin, W.C, tiling to walls, chrome heated towel rail.

Outside

Garage

Integral single garage with up and over garage door. Electric consumer unit, power and lighting. Access to the rear.

Parking & Gardens

Front: Large stone vehicular driveway for multiple vehicles. Lawn garden.

Rear: Impressive extensive well maintained landscaped gardens to the front and rear. Fully enclosed to rear with panelled fencing to surround and paved patio area. Superb ground area with scope to extend.



Floorplan



Total floor area 79.2 m² (852 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. There is a point where the 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.

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