

£335,000
Leasehold



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Features

- A Stunning Semi-Detached True Bungalow
- Two Double Bedrooms with Fitted Wardrobes
- Porch & Entrance Hallway
- Spacious Lounge & Dining Area
- Modern Fitted Kitchen With Integral Appliances
- Modern Three Piece Family Bathroom
- Fully Double Glazed and Gas Central Heating
- Detached Garage & Driveway For Several Cars
- Well Maintained Established Front & Large Rear Gardens
- Desirable Residential Area, Close to Local Amenities
- Viewing is High Recommended and is Strictly By Appointment Only

Summary of Property

**** STUNNING TWO DOUBLE BEDROOM SEMI-DETACHED TRUE BUNGALOW ** LARGE WELL MAINTAINED REAR GARDEN ** DESIRABLE LOCATION ** MODERN DINING KITCHEN & BATHROOM ** MUST SEE!! **** A beautifully presented double-fronted semi-detached bungalow, located in the highly desirable Holcombe Brook area, set on a generous plot. Offering a wealth of charm and versatility, this property presents an ideal family home. Internally, the bungalow comprises a welcoming entrance porch leading to a hallway, a spacious lounge and dining area, and a superb fitted kitchen complete with integrated appliances. There are two double bedrooms, both with fitted wardrobes, and a modern three-piece bathroom. Externally, the property boasts a well-maintained rear garden with a private patio area and summer house, perfect for outdoor entertaining. The front garden is equally neat, with a large driveway providing ample off-road parking and access to a detached single garage. Additional benefits include uPVC double glazing and gas central heating. Situated in a prime location, the property is within easy reach of local amenities, restaurants, schools, and the scenic park, while also offering swift access to Bury town centre. This exceptional home combines comfort, style, and potential in one of the area's most sought-after neighbourhoods. Early viewing is highly recommended and strictly by appointment via our Ramsbottom office.

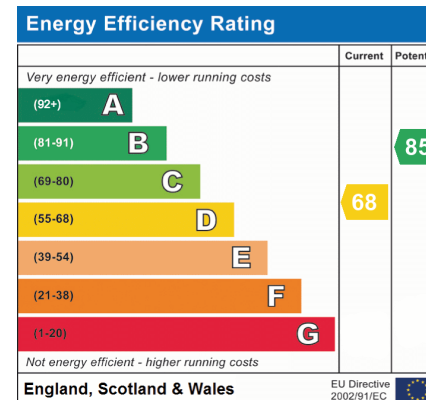
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: D Annual Amount: £2288.80 Approx.

Flood Risk: Very Low

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

Mobile Coverage: EE - Good outdoor, Vodafone - Good outdoor, Three - Good outdoor, O2 - Good outdoor.



Local Authority

Bury Council

Band C

Tax Band Amount: £2146.28

Room Descriptions

Ground Floor

Entrance Porch

A composite double glazed front door, tiled flooring, tiled walls and ceiling point.

Hallway

Radiator, ceiling coving, ceiling point, alarm pad and loft access with pulldown ladder.

Lounge & Dining Room

UPVC double glazed French patio doors, radiator, TV point, ceiling coving, ceiling point.

Dining area

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

Dining Kitchen

A modern contemporary kitchen with a range of wall base units, complementary work surfaces, 1 1/2 bowl sink unit with drainer, four ring induction hob with extractor above, integrated electric oven, fridge, freezer, dishwasher and washing machine, part tiled walls, radiator, ceiling point, UPVC double glazed side and rear windows. Composite double glazed back door.

Bedroom One

UPVC double glazed bay fronted window, fitted wardrobes and units, radiator, and ceiling

point.

Bedroom Two

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

Family Bathroom

A modern three-piece white suite comprising of a P shape bath with mixer tap and showerhead, glass shower screen low level WC, wash hand basin with storage cupboard on underneath, chrome towel radiator, extraction unit, ceiling spotlights and UPVC double glazed side window.

Outside

Garage

A detached brick built garage, electric up and over garage door, water tap, power points, ceiling point and UPVC double glazed side and rear windows.

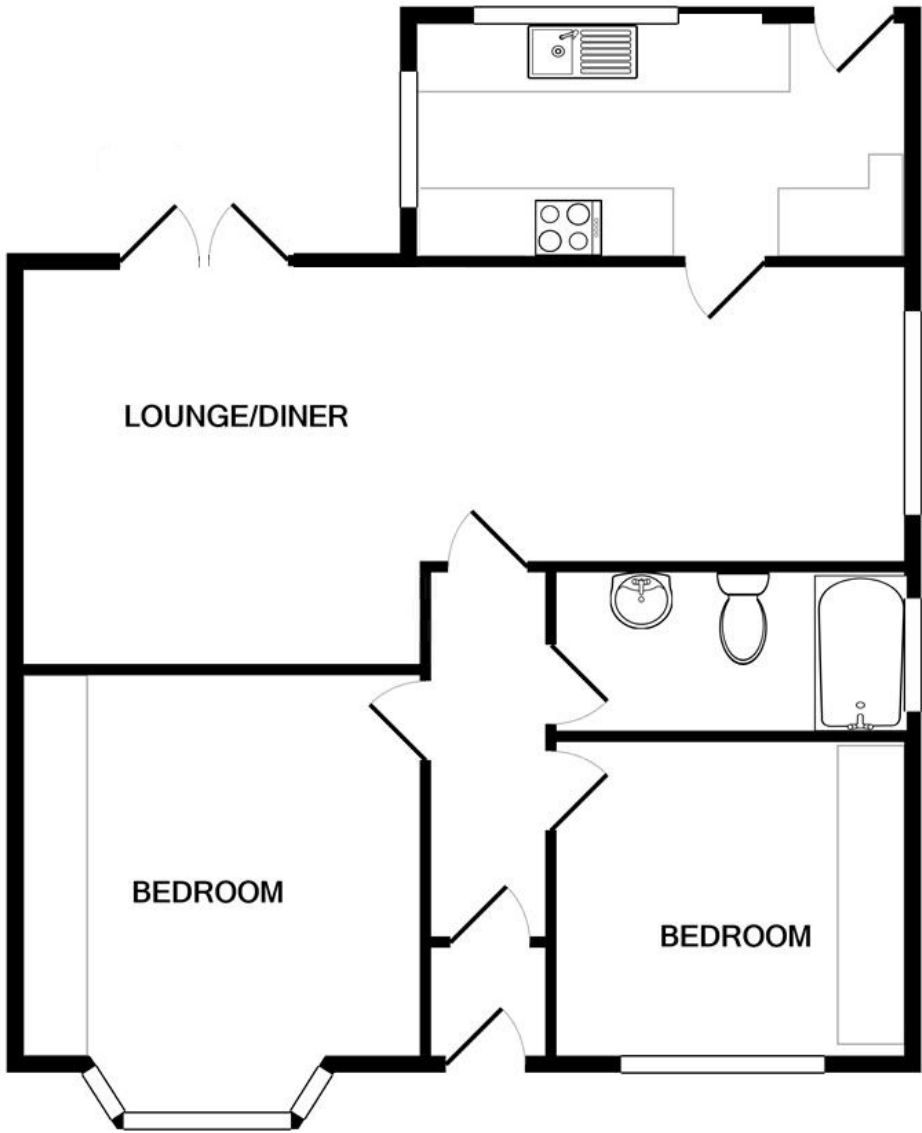
Gardens & Parking

Front: Low maintenance garden with slate pebbled borders. Brick dwarf wall and gate.

Rear: A large paved patio area, large lawn area, well established borders and shrubs, wooden summer house, external lighting and gated access to the side.



Floorplan



TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given that they are in working order.

General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. The information is given in good faith and 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.