

£175,000
Leasehold



JON SIMON

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ESTATE AGENTS



Features

- A WELL PRESENTED SPACIOUS MID TERRACED PROPERTY
- TWO GOOD SIZED BEDROOMS
- UPVC DOUBLE GLAZING & COMBINATION GAS CENTRAL HEATING
- BRAND NEW FITTED KITCHEN & BATHROOM
- SOLD WITH NO CHAIN - VACANT POSSESSION
- TWO RECEPTION ROOMS
- ENCLOSED REAR YARD AND FRONT GARDEN
- VESTIBULE & LANDING
- CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT LINKS
- VIEWING IS ESSENTIAL TO BE FULLY APPRECIATED

Summary of Property

**** SOLD WITH NO CHAIN ** BRAND NEW FITTED KITCHEN & BRAND NEW FAMILY BATHROOM ** TWO RECEPTION ROOMS ** VACANT POSSESSION ** MUST SEE! **** A deceptively spacious and exceptionally well-presented two-bedroom, garden-fronted mid-terrace property, ideally situated in a highly sought-after location just outside Bury town centre. The property offers easy access to a range of local amenities, a convenient parade of shops, and the popular Clarence Park. Ideal for first-time buyers, small families, or anyone seeking a delightful home in a vibrant community, this property boasts a fantastic layout designed to meet all your everyday needs with ease. Benefitting from UPVC double glazing and gas-fired central heating via a combination boiler, the accommodation comprises: entrance vestibule, spacious lounge, separate dining room, and a brand-new fitted kitchen extension. To the first floor are two generously sized bedrooms and a modern three-piece bathroom suite. Externally, the property features a lawned front garden and an enclosed, low-maintenance AstroTurf rear yard providing a private outdoor space. The property has been lovingly cared for, presenting a clean and ready-to-move-in option that is sure to appeal to buyers looking for a reliable and welcoming home. Early viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

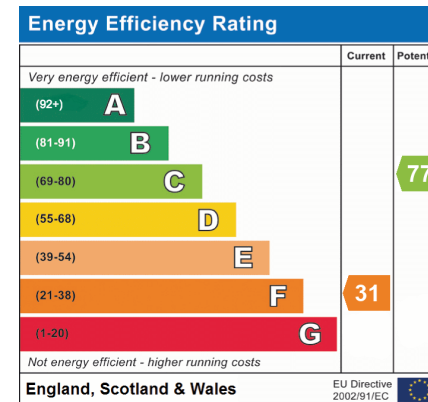
Tenure: Leasehold

Local Authority/Council Tax

Bury Council: A Annual Amount: £1609.72 Approx.

Flood Risk: Very Low

Broadband availability



Local Authority

Bury Council

Band A

Tax Band Amount: £1609.72

Room Descriptions

Ground Floor

Entrance Vestibule

Via composite front door, leading to...

Lounge

4.35m x 4.2m (14'3" x 13'9") - With upvc double glazed window to the front. Wall light points and ceiling point.

Dining Room

Wall mounted combination gas central heating boiler. Upvc double glazed window to the rear.

Kitchen

3.55m x 2m (11'8" x 6'7") - Modern range of wall & base units with contrasting worktops incorporating a 1 ½ bowl sink unit. Built in appliances to include electric hob, dishwasher, electric oven and extractor unit. Upvc double glazed window to the side and access onto the rear yard via upvc door.

First Floor

Landing

Good sized landing with loft access.

Bedroom One

4.44m x 3m (14'7" x 9'10") - Upvc double glazed window to the front.

Bedroom Two

3.2m x 2.7m (10'6" x 8'10") - Upvc double glazed window to the rear.

Family Bathroom

Modern three piece suite comprising: a low level w.c., pedestal hand wash basin and panelled bath with shower over. Radiator and upvc double glazed window to the rear.

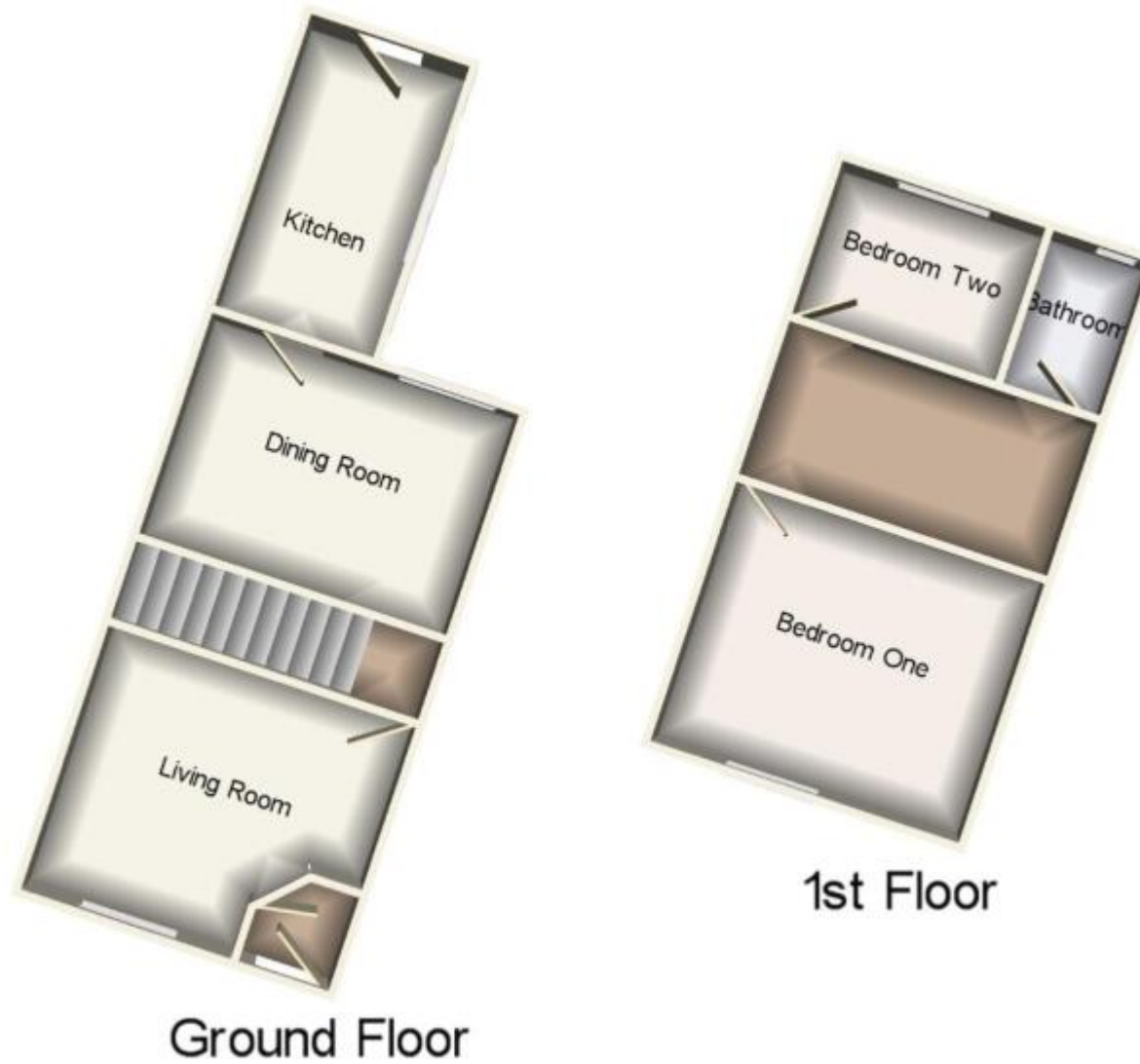
Outside

Yard

The property has a lawned front garden and enclosed Astro Turf rear yard.



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.

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