

£1,250
pcm



JS SIMON
ESTATE AGENTS

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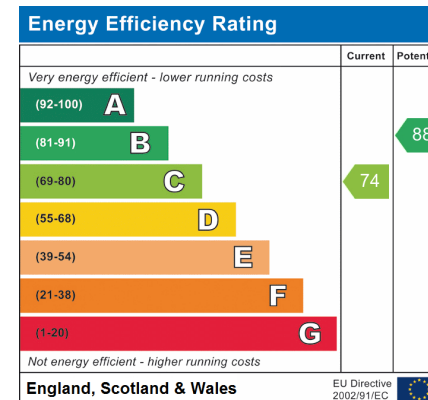
Features

- A STUNNING EXTENDED TOWN HOUSE WITH QUALITY FITTINGS
- BEAUTIFULLY PRESENTED PROPERTY INTERNALLY & EXTERNALLY
- HALL, SPACIOUS OPEN PLAN LOUNGE/DINING ROOM
- CONTEMPORARY 3 PIECE FAMILY BATHROOM + SHOWER
- TOP OF THE RANGE SUPERB KITCHEN
- PARKING TO THE REAR
- GAS CENTRAL HEATING & FULLY DOUBLE GLAZED
- SOUGHT AFTER LOCATION CLOSE TO SCHOOLS & AMENITIES
- IMMACULATE FRONT & REAR GARDENS WITH PATIO
- EPC Rating - C
- FREEHOLD
- VIEWING IS HIGHLY RECOMMENDED

Summary of Property

**** STUNNING EXTENDED KITCHEN & CONTEMPORARY BATHROOM ** DRIVEWAY TO REAR**
**** MUST SEE PROPERTY **** This deceptively spacious and beautifully presented three bedroom extended mid town house is located in the heart of Greenmount Village. The property is set in a sought after location well placed for local schools, amenities and access for Kirklees Nature trail, Holcombe Hill and Ramsbottom Town Centre. The property is perfectly placed for Greenmount Primary school and also two popular high schools including Tottington and Woodhey. The property comprises; Entrance hallway, spacious and bright lounge/dining room, stunning extended kitchen fitted with integrated appliances and storage cupboard. To the first floor there are three good sized bedrooms and a beautiful family bathroom. Externally there are neatly presented gardens to the front and rear with rear driveway. Further features include a gas central heating system and double glazing. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Deposit: £1250.00



Local Authority

Bury Council
 Band C
 Tax Band Amount: £2146.28

Room Descriptions

Ground Floor

Entrance Hallway

UPVC double glazed front door, meter cupboard, radiator, ceiling point and stairs leading to the first floor landing.

Lounge & Dining Room

UPVC double glazed bay window, radiators, TV point, ceiling points and UPVC double glazed French patio doors.

Kitchen

A modern range of wall and base units with complimentary worksurface, 1 1/2 bowl sink unit with drainer, four ring gas hob with extractor unit above, double electric oven, under unit lighting, integrated washing machine and dryer, ceiling spotlights, storage cupboard, UPVC double glazed rear window.

First Floor

Landing

Oak and glass balustrade, loft access and ceiling point.

Bedroom One

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

Bedroom Two

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

Bedroom Three

UPVC double glazed front window, radiator, storage cupboard and ceiling point.

Family Bathroom

A modern three-piece white bathroom suite comprising of a panel bath with mixer taps and shower above, glass shower screen, low-level WC, wash hand basin, part-tiled walls, chrome towel radiator, tile flooring, ceiling spotlights and UPVC double glazed rear window.

Outside

Garage

Up and over door, Positioned at the rear of the property.

Gardens

To the front of the property there is a spacious well presented garden to the front being mainly laid to lawn with a paved pathway leading to the front door.

To the rear of the property there is a paved rear garden being enclosed with gated access.



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.