

£230,000  
Leasehold



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## Features

- A THREE BEDROOM SEMI DETACHED FAMILY HOME ON A LARGE CORNER PLOT
- SECLUDED CUL-DE-SAC
- FRONT & REAR GARDENS WITH DECKED PATIO AREA
- LOUNGE/DINING ROOM & CONSERVATORY
- ENTRANCE HALLWAY & FITTED KITCHEN
- FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- FLAGGED DRIVEWAY FOR OFF ROAD PARKING
- WALKING DISTANCE TO TOWN CENTRE
- EPC Rating - D
- VIEWING IS ESSENTIAL TO BE FULLY APPRECIATED

## Summary of Property

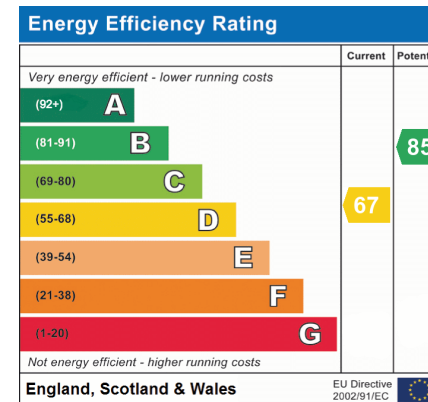
**\*\* LARGE CORNER PLOT \*\* OPEN PLAN DINING KITCHEN \*\* SOLD WITH NO CHAIN \*\* CONSERVATORY EXTENSION \*\*** JonSimon is delighted to present this beautifully maintained three-bedroom semi-detached home for sale, situated in a peaceful cul-de-sac close to Bury town centre. The location offers convenient access to local amenities, schools, and public transport links. The property features an entrance hallway, a spacious lounge/dining room, a fitted kitchen, and a conservatory extension on the ground floor. Upstairs, there are three bedrooms, a landing area, and a three-piece family bathroom. Outside, the home boasts a generous rear garden with a decked patio area and a large paved driveway. The property benefits from gas central heating and double glazing throughout. Viewing is strictly by appointment only through our Ramsbottom office.

Local Authority/Council Tax: Bury Council: C Annual Amount: £2146.28 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 1000Mbps Upload: 220Mbps

Mobile Coverage: EE - Good outdoor, Vodafone - Good outdoor, variable in-home, Three - Good outdoor, O2 - Good outdoor and in-home.



## Local Authority

Bury Council

Band C

Tax Band Amount: £2146.28

## Room Descriptions

### Ground Floor

#### Entrance Hallway

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

#### Lounge

UPVC double glazed front window, radiator, electric fire with surround, wall lights, ceiling covering and ceiling point.

#### Dining Area

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

#### Conservatory

UPVC double glazed windows and UPVC double glazed French patio doors, laminate flooring and ceiling fan.

#### Kitchen

Range of wall and base units with complimentary worksurface, single bowl sink unit with drainer, part tiled walls, washing machine, gas cooker with four ring gas hob, Combi boiler, breakfast bar, storage cupboard, ceiling point, UPVC double glazed rear window and side door.

### First Floor

### First Floor

#### Landing

UPVC double glazed side window, loft access, storage cupboard ceiling point.

#### Bedroom One

UPVC double glazed front window, radiator and ceiling point.

#### Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

#### Bedroom Three

UPVC double glazed front window, radiator and ceiling point.

#### Family Bathroom

A modern three-piece white bathroom suite comprising of a panel bath with shower above, low-level WC, wash hand basin, radiator, fully tiled walls, ceiling point and UPVC double glazed rear window.

### Outside

#### Gardens & Parking

Front: Flagged driveway, lawn area with established borders.

Rear: A decked patio area, lawn area, well established borders and shrubs.



**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.