

£375,000
Freehold



JON SIMON
ESTATE AGENTS

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Features

- A BEAUTIFUL THREE DOUBLE BEDROOM DETACHED FAMILY HOME
- ENTRANCE HALLWAY & SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- DINING ROOM & FITTED KITCHEN
- CONSERVATORY EXTENSION
- FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- MODERN THREE PIECE FAMILY BATHROOM
- SINGLE GARAGE & LARGE BLOCK PAVED DRIVEWAY
- WELL MAINTAINED REAR GARDEN WITH OPEN ASPECT TO THE REAR
- QUIET CUL-DE-SAC LOCATION
- CLOSE TO EXCELLENT LOCAL SCHOOLS & TRANSPORT LINKS
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

Summary of Property

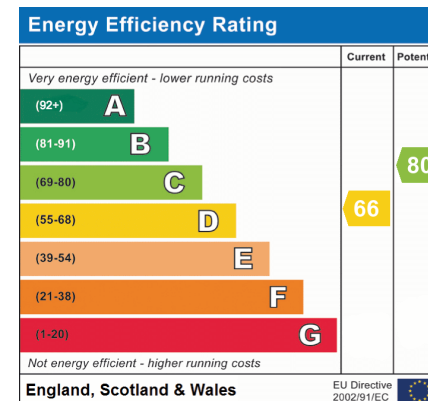
**** NOT OVER LOOKED TO THE REAR!! ** MODERN THREE PIECE FAMILY BATHROOM **QUIET FAMILY CUL-DE-SAC LOCATION ** THREE GOOD SIZED DOUBLE BEDROOMS **** Commanding a prominent and enviable plot in a quiet area of Bury, with open aspect views to the rear, this deceptively spacious three-bedroom detached home is proudly presented to the market. Offering generous living accommodation filled with natural light, the property is perfectly suited to a growing family seeking a home they can truly make their own. Internally, the property is double glazed and warmed by gas-fired central heating, and briefly comprises: entrance hallway, spacious lounge with feature fireplace, dining room, fitted kitchen, and a conservatory overlooking the rear garden. To the first floor are three double bedrooms, all with fitted wardrobes, and a modern three-piece white bathroom suite. Externally, the property benefits from an integral single garage with a remote-controlled electric roller door and a large block-paved driveway providing ample off-road parking. The well-maintained rear garden enjoys the rare advantage of not being overlooked, backing onto open space ideal for walking and recreation. Located within a quiet cul-de-sac on a highly regarded residential estate, the property offers easy access to local amenities, excellent transport links, and nearby countryside walks. It is within a short drive of Bury town centre, Holcombe Brook, Ramsbottom, and the motorway network, making it an ideal choice for commuters and families alike. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax: Bury Council: D Annual Amount: £2414.58 Approx.

Flood Risk: Very Low

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



Local Authority

Bury Council

Band D

Tax Band Amount: £2414.58

Room Descriptions

Ground Floor

Hallway

A composite double glazed front door, UPVC double glazed windows and ceiling spotlight

Lounge

UPVC double glazed front window, coal effect modern fire with feature surround, TV point, radiator, large storage cupboard, ceiling coving, Karndean flooring and ceiling point.

Dining Room

Rear window, radiator, Karndean flooring, ceiling coving and ceiling point.

Kitchen

A range wall and base units with complementary worksurface, single bowl sink unit with drainer, four ring gas hob with extractor unit above, electric oven, plumbed for dishwasher, part tiled walls, ceiling point, radiator, tiled flooring, ceiling point and UPVC double glazed rear window.

Conservatory

UPVC double glazed windows and door, radiator, laminated flooring and wall lights.

First Floor

Landing

UPVC double glazed side window, loft access and ceiling point.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Family Bathroom

A modern three-piece white suite comprising of panel bath with mixer taps and shower head above, wash hand basin, storage cupboards, towel radiator, fully tiled walls, tiled flooring, extractor unit, ceiling spotlights and UPVC double glazed rear window.

Outside

Garage

Single garage with electric roller garage door, plumbed for washing machine and dryer, worksurface, combi boiler, power points and ceiling point.

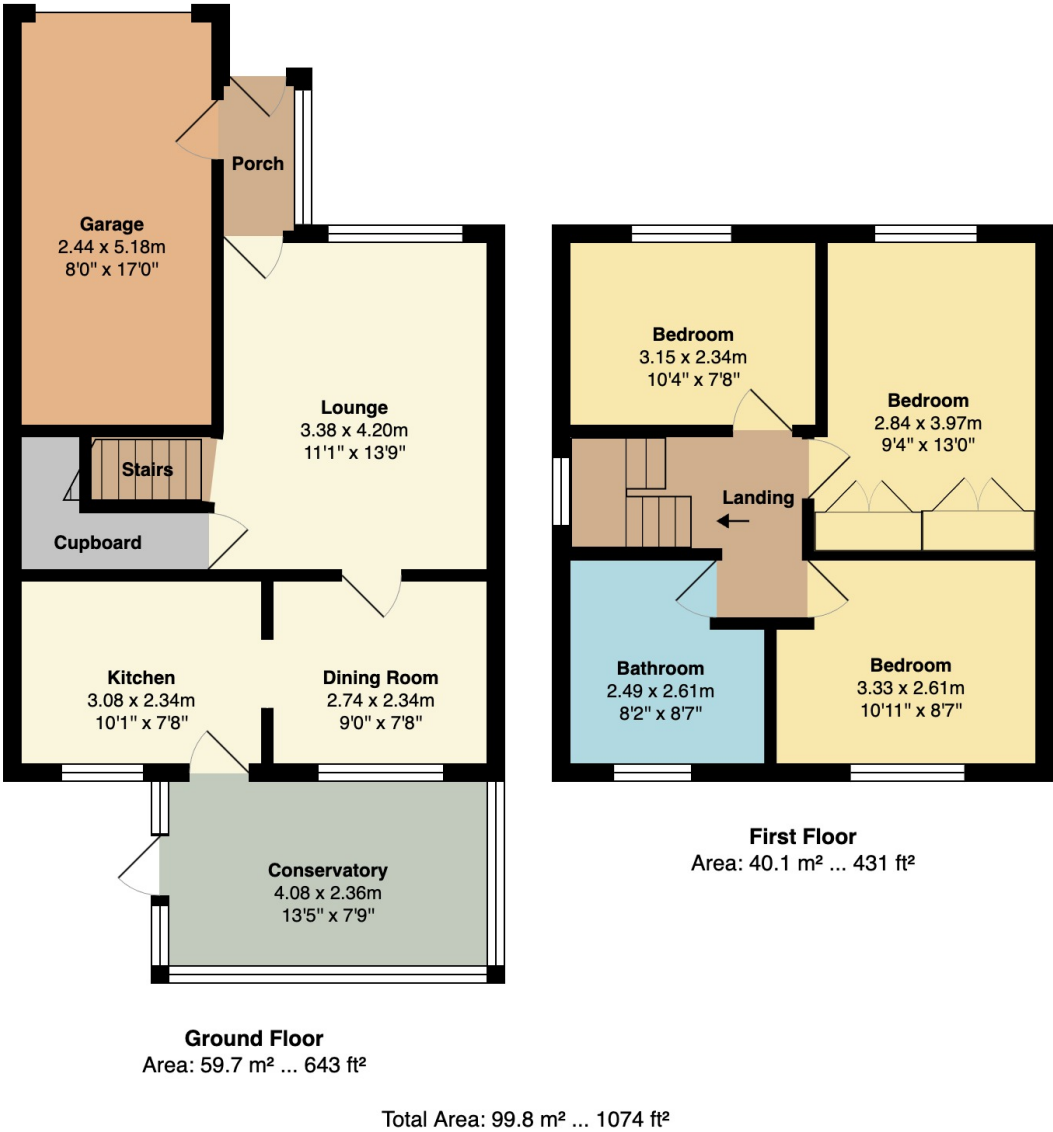
Gardens & Parking

Front: Blocked paved driveway for several cars and lawn area.

Rear: A flagged patio area, well-maintained lawn area, outside water tap, fence panel surround and gated access to the side and rear.



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.