

£325,000
Leasehold



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Features

- VACANT POSSESSION - SOLD WITH NO CHAIN
- THREE BEDROOM LINK DETACHED FAMILY HOME
- FRONT PORCH & HALLWAY
- SPACIOUS LOUNGE, DINING ROOM & CONSERVATORY
- GUEST WC & THREE PIECE SHOWER ROOM
- THREE GOOD SIZED BEDROOMS
- GAS CENTRAL HEATING & FULLY DOUBLE GLAZED
- WELL MAINTAINED FRONT AND REAR GARDENS WITH PATIO AREA
- SINGLE GARAGE & LARGE BLOCK PAVED DRIVEWAY
- QUIET CUL-DE-SAC LOCATION
- VIEWING IS ESSENTIAL TO BE FULLY APPRECIATED

Summary of Property

**** SOLD WITH NO CHAIN - VACANT POSSESSION ** SITUATED ON A QUIET CUL-DE-SAC ** GUEST WC & SHOWER ROOM ** TWO RECEPTION ROOMS & CONSERVATORY **** An attractively positioned three-bedroom link-detached home, occupying an elevated spot within a small, established cul-de-sac on the lower slopes of Holcombe Hill. The property enjoys a private rear garden and is ideally located close to local shops, amenities, and Woodhey High School. Offered for sale with vacant possession and no onward chain, the home benefits from gas central heating, double-glazed windows and external doors throughout. The accommodation comprises an entrance porch leading to a welcoming hallway, a spacious lounge, separate dining room, and a fitted kitchen opening into a conservatory extension overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a three-piece shower room. Externally, the property features a block-paved driveway providing ample off-road parking and access to a single garage. The well-maintained front and rear gardens offer an ideal outdoor space for families to enjoy. Early viewing is highly recommended and is strictly by appointment through our Ramsbottom office.

Tenure: Leasehold - £34 a year

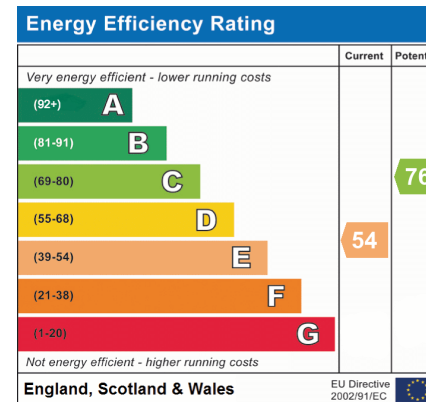
Local Authority/Council Tax

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

Porch

Double glazed front door and windows, tiled flooring and ceiling point.

Hallway

Internal door, radiator, ceiling coving, under the stairs storage cupboard, ceiling point and stairs leading to the first floor landing.

Downstairs WC

A two-piece white suite comprising of a low-level WC, wash hand basin, alarm pad, ceiling point and double glazed side window.

Lounge

Double glazed front window, electric fire with feature stone surround fireplace, radiator, TV point, ceiling coving and ceiling point.

Dining Room

Double glazed rear window, radiator, ceiling coving, serving hatch and ceiling point.

Conservatory

UPVC double glazed sliding door, UPVC double glazed windows, radiator, wall lights, ceiling spotlights and TV point.

Kitchen

Range of wall and base units with complementary work surfaces, single bowl sink unit with drainer, electric cooker with four ring electric hob, extractor unit above, plumbed for washing machine, radiator, part tiled walls, storage cupboard, ceiling point, double glazed side window and UPVC double glazed door.

First Floor

Landing

Double glazed side window, loft access, ceiling coving, storage cupboard and ceiling points.

Bedroom One

Double glazed front window, fitted wardrobes and units, radiator and ceiling point.

Bedroom Two

UPVC double glazed rear window, fitted wardrobes and unit, radiator, storage cupboard housing the Combi boiler and ceiling point.

Bedroom Three

Double glazed front window, radiator, storage cupboard and ceiling point.

Shower Room

A three-piece suite comprising of a walk-in shower unit with electric shower, low level WC, wash hand basin, radiator, fully tiled walls, ceiling point and double glazed rear window.

Outside

Garage

A single garage with manual up and over garage door, power point, rear window and rear door.

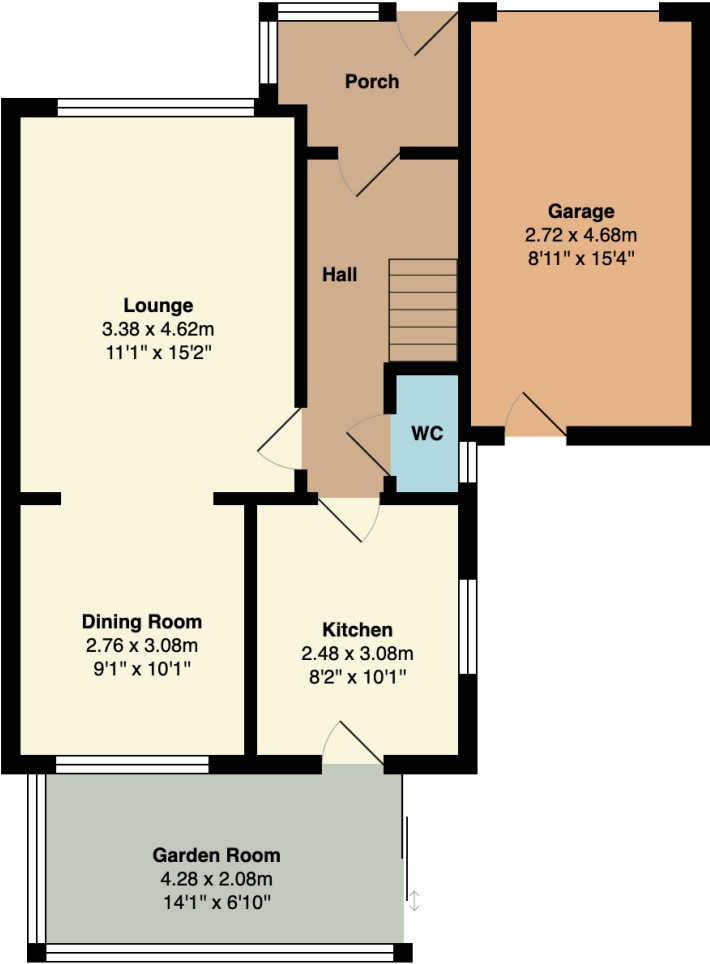
Gardens & Parking

Front: Block paved driveway for off road parking, well maintained lawn area, dwarf stone wall.

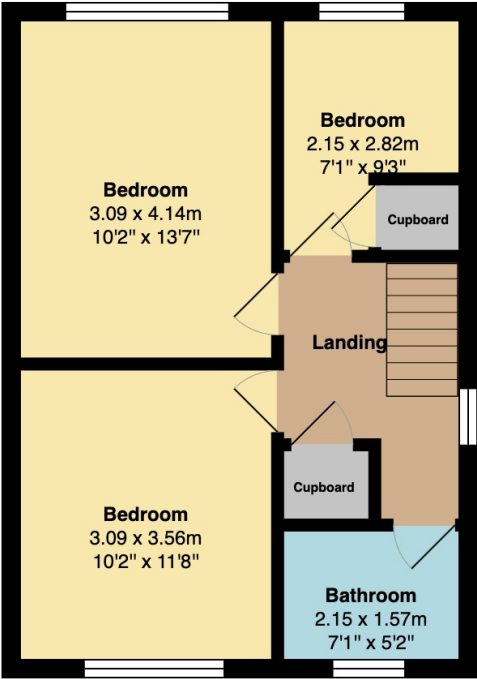
Rear: A flagged patio area, well kept lawn area, borders and shrubs, outside water tap, pebble patio area, wooden shed, fence panel and brick surround.



Floorplan



Ground Floor
Area: 69.4 m² ... 747 ft²



First Floor
Area: 42.4 m² ... 457 ft²

Total Area: 111.8 m² ... 1203 ft²

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.