

£340,000  
Leasehold



**JON SIMON**  
ESTATE AGENTS

**JON SIMON**  
ESTATE AGENTS





### Features

- FULLY RENOVATED THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SOLD WITH NO CHAIN - VACANT POSSESSION
- OPEN PLAN LIVING, KITCHEN & DINING AREA
- BRIGHT ORANGERY EXTENSION
- SPACIOUS LOUNGE
- BRAND NEW CONTEMPORARY THREE PIECE FAMILY BATHROOM & WC
- THREE GOOD SIZED BEDROOMS
- WELL ESTABLISHED FRONT & REAR GARDENS
- TARMAC DRIVEWAY FOR TWO CARS & ADDITIONAL FLAGGED DRIVEWAY
- LANDING AREA & ENTRANCE HALLWAY
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

## Summary of Property

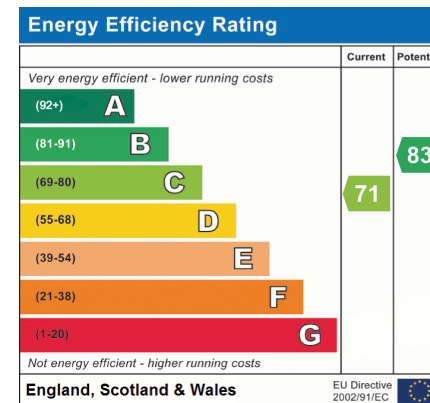
**\*\* SOLD WITH NO CHAIN - VACANT POSSESSION \*\* BRAND NEW OPEN PLAN DINING KITCHEN & FAMILY BATHROOM \*\* ORANGERY EXTENSION \*\* MUST SEE PROPERTY \*\*** Deceptively spacious and beautifully extended, this three-bedroom semi-detached family home is situated in the ever-popular village of Ramsbottom. The property has been fully transformed through comprehensive refurbishment, remodelling and extension, resulting in generous and versatile living accommodation throughout; with planning permission to extend further with a rear and side dormer. Ideally located on the popular road of Dundee Lane, it offers excellent transport links to Bury, Tottington and Ramsbottom town centres, with local shops, schools and amenities close by. In brief, the accommodation comprises: entrance hallway; open-plan lounge/kitchen/dining area with French doors leading to a stunning orangery featuring bi-folding doors opening onto the rear garden; a spacious second lounge; a ground-floor double bedroom; and a brand new three-piece family bathroom. To the first floor are two further double bedrooms and a newly fitted WC. Externally, the property benefits from a double driveway providing off-road parking and a front garden. The rear garden features an additional unique driveway with secure double gates, ideal for parking a trailer or caravan. A well-maintained lawn and flagged patio area offer the perfect family-friendly outdoor space. Early viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold

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

Flood Risk: Very Low

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



### Local Authority

Bury Council  
Band C  
Tax Band Amount: £2146.28

## Room Descriptions

### Ground Floor

#### Hallway

A composite double glazed front door, radiator, laminate flooring, ceiling spotlights and stairs leading to the first floor landing.

#### Lounge

UPVC double glazed front window, radiator, feature fireplace, ceiling point and ceiling spotlights.

#### Open Plan Dining Kitchen

A modern range of wall and base units with complementary works surface, single bowl sink unit with drainer, four ring electric hob with feature extractor unit above, integrated fridge, freezer and washing machine, electric oven, combi boiler, radiators, laminate flooring, ceiling spotlight, UPVC double glazed rear window and UPVC double glazed French patio doors.

#### Orangery

Aluminium Bi-Folding sliding patio doors, UPVC double glazed rear window, double glazed lantern, laminate flooring, radiator and ceiling spotlights.

#### Downstairs Bathroom

A brand new three-piece white suite comprising of a panel bath with mixer tap, shower above and separate showerhead, glass shower screen, low-level WC, wash hand basin with storage cupboard underneath, radiator, fully tiled walls and flooring, ceiling spotlights and UPVC double glazed side window.

#### Downstairs Bedroom

UPVC double glazed front window, radiator and ceiling spotlights.

### First Floor

#### Landing

Ceiling spotlights and storage cupboard into the eaves.

#### Bedroom One

UPVC double glazed front window, radiator and ceiling spotlights.

#### Bedroom Two

UPVC double glazed rear window, radiator and ceiling spotlights.

#### Guest WC

A modern two piece white suite comprising of a low-level WC, feature wash hand basin with mixer tap, storage cupboard underneath, fully tiled walls and flooring, radiator and ceiling spotlights.

#### Outside

##### Gardens & Parking

Front: A tarmac driveway providing ample off road parking, lawn area with borders and shrubs.

Rear: A large flagged paved patio area, lawn area, borders and shrubs, outside water tap, wooden shed, double gates leading to additional flagged driveway - ideal for trailers and caravans, fence panels surround and external lighting.



**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.