

£265,000  
Freehold



JON SIMON  
ESTATE AGENTS

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## Features

- A MODERN THREE BEDROOM SEMI-DETACHED HOME
- SOLD WITH NO ONWARD CHAIN - VACANT POSSESSION
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE & ENTRANCE HALLWAY
- MODERN FITTED KITCHEN & DINING ROOM
- FOUR PIECE FAMILY BATHROOM
- GAS CENTRAL HEATED AND DOUBLE GLAZED
- FREEHOLD PROPERTY
- WELL MAINTAINED FRONT & REAR GARDENS WITH PATIO AREAS
- BRIGHT & AIRY ACCOMMODATION
- BLOCK PAVED DRIVEWAY FOR OFF ROAD PARKING
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

## Summary of Property

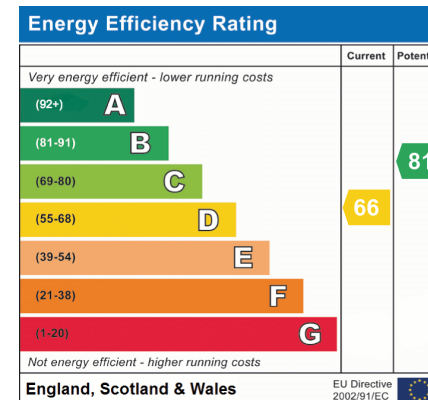
**\*\* SOLD WITH NO CHAIN - VACANT POSSESSION \*\* BLOCK PAVED DRIVEWAY & BEAUTIFUL REAR GARDEN \*\* THREE BEDROOMS \*\* MUST SEE PROPERTY! \*\***JonSimon are delighted to offer for sale this attractive three-bedroom semi-detached property, tucked away in a quiet cul-de-sac just off the highly sought-after Whittingham Drive. Immaculately presented throughout, the home is ideally located within walking distance of Ramsbottom's vibrant town centre, providing convenient access to a range of shops, bars, restaurants, and local amenities. The accommodation includes an inviting entrance hallway, a spacious lounge with feature fireplace, a separate dining room with French patio doors leading outside, and a modern fitted kitchen with appliances. To the first floor, there are three well-proportioned bedrooms alongside a well kept four-piece family bathroom. Externally, the property benefits from well-maintained gardens, with a lawned area and paved patio to the rear, as well as a block-paved driveway to the front and side offering generous off-road parking. Further features include gas central heating and UPVC double glazing. Offered for sale with no onward chain, this appealing home is expected to generate strong interest. Early viewing is highly recommended and strictly by appointment.

Tenure: Freehold

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

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

#### Lounge

UPVC double glazed front window, radiator, remote control electric feature fire, ceiling coving and ceiling point. Glass and oak staircase leading to the first floor landing.

#### Dining Room

UPVC double glazed French patio doors, radiator, ceiling coving and ceiling point.

#### Kitchen

A modern range of wall and base units with complementary work surfaces, single bowl sink unit with drainer, four ring induction hob with extractor unit above, double electric oven, integrated fridge, freezer, dishwasher and washing machine, under unit lighting, ceiling point and UPVC double glazed rear window.

### First Floor

#### Landing

Glass and oak balustrade, storage cupboard, loft access and ceiling point.

#### Bedroom One

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

#### Bedroom Two

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

#### Bedroom Three

UPVC double glazed rear window, radiator and ceiling point.

#### Family Bathroom

A four piece bathroom suite comprising of a panel bath with mixer taps, shower above, glass shower screen, low level WC, bidet, wash hand basin, fully tiled walls, wall mounted mirror, ceiling point, chrome towel radiator and UPVC double glazed side window.

### Outside

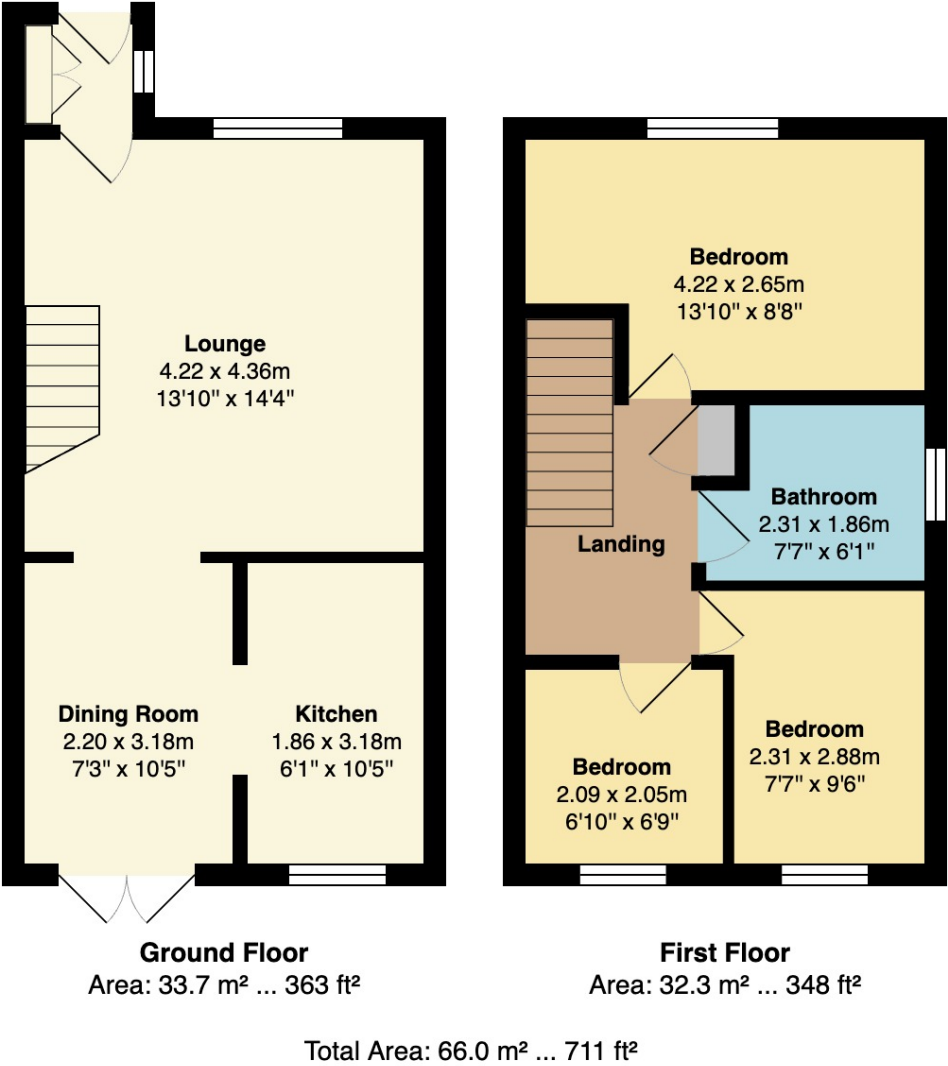
#### Gardens & Parking

Front: A large block paved driveway for several cars, lawn area and well maintained borders and shrubs.

Rear: A paved patio area, well maintained borders and shrubs, lawn area, wooden pergola, fence panels surround and gated access to the side.



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.