

£290,000  
Leasehold



**JONSIMON**  
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## Features

- Stunning three bedroom semi detached family home
- Finished to the highest standard throughout
- Lounge & Dining Room
- Large entrance hallway & Guest wc
- Beautiful three piece white shower room
- Three good sized bedrooms to the first floor
- Superb Open Plan Fitted Dining Kitchen
- Bright & Airy Accommodation
- Tarmac driveway and garden area to the front
- Fully refurbished and finished to an excellent standard throughout
- Located close to all local amenities and transport links
- Well maintained rear garden with patio area
- Viewing highly recommended and is strictly by appointment only

## Summary of Property

\*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\* BAY FRONTED THREE BEDROOM EXTENDED SEMI-DETACHED \*\* READY TO MOVE STRAIGHT INTO, WITH LIFTING A FINGER \*\* MODERN FITTED DINING KITCHEN & SHOWER ROOM \*\* MUST SEE! \*\* A magnificent thoroughly modernised and extended semi detached property just off Brandlesholme Road midway between Bury and Holcombe Brook. The property is a credit to the current owner who has systematically renovated each room to exacting standards. The property has been extended to provide open plan dining kitchen, study and guest W.C. With combination gas central heating and UPVC double glazing the accommodation briefly comprises: entrance hallway, guest cloakroom/w.c., spacious lounge with feature fireplace, dining room, dining kitchen with study/utility room just off, first floor landing, three bedrooms and a modern three piece white shower room. To the outside there is a recently laid block paved and tarmac driveway leading round to the side of the property via wooden gates. To the rear there is a well maintained lawn, paved patio area and borders and shrubs. Located in a highly sought after area with almost on the doorstep of the Our Lady of Lourdes RC Primary School, this family home is certain to attract a great deal of attention. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

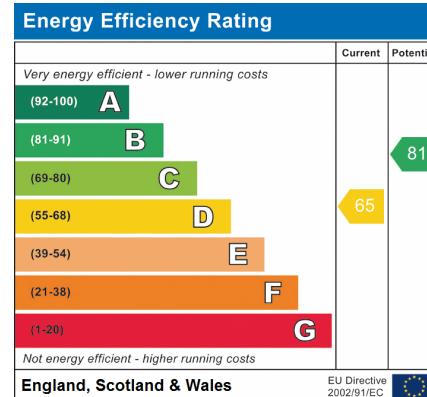
Tenure: Leasehold

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

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 2000Mbps Upload: 2000Mbps

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



## Local Authority

Bury Council

Band C

Tax Band Amount: £2146.28

## Room Descriptions

### Ground Floor

#### Entrance Hallway

UPVC double glazed front door and window, gas and electric meter cupboards, storage cupboard, radiator, laminate flooring, ceiling point and stairs leading to the first floor landing.

#### Guest W.C.

A modern two piece suite comprising of a low-level WC and wash hand basin, towel radiator, part tiled walls, extractor fan, ceiling point and UPVC double glazed side window.

#### Lounge

UPVC double glazed bay fronted window, feature fireplace, radiator, laminate flooring, and ceiling point.

#### Dining Room

Radiator, laminate flooring and ceiling point.

#### Open Plan Dining Kitchen

A brand new modern kitchen with a range of wall and base units with complementary work surfaces, 1 1/2 bowl sink unit with drainer, four ring induction hob, electric oven, extractor unit above, part tiled walls, plumbed for washing machine, laminate flooring, radiator, ceiling spotlights, UPVC double glazed rear and side windows, UPVC double glazed back door.

#### Study/Utility Room

UPVC double glazed side, window, storage cupboard, housing the combi boiler, laminate flooring, radiator, and ceiling point.

### First Floor

#### Landing

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

#### Bedroom One

UPVC double glazed fronted window, radiator, fitted wardrobes, laminate flooring, and ceiling point.

#### Bedroom Two

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

#### Bedroom Three

UPVC double glazed front window, radiator and ceiling point.

#### Family Bathroom

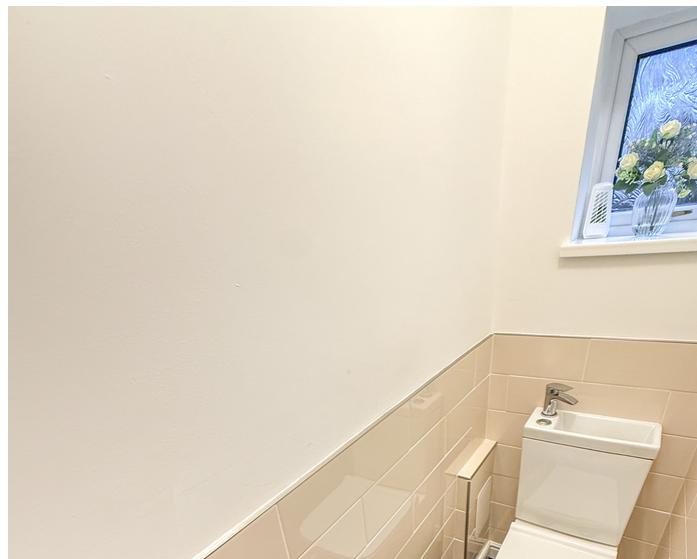
A modern three-piece white suite, comprising of a large walk-in shower unit, low-level, WC, wash hand basin with storage cupboard underneath, part tiled walls, chrome effect towel radiator, extractor unit, ceiling point and UPVC double glazed rear window.

#### Outside

#### Gardens & Parking

Front: Tarmac driveway, low maintenance pebbled borders and dwarf brick wall.

Rear: A flagged patio area, well maintained, borders and shrubs, lawn area, fence panels surround, external lighting, double gates to the side and outside water tap.



## 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.