

£310,000  
Freehold



JONSIMON

FOR SALE

JONSIMON  
ESTATE AGENTS



## Summary of Property

\*\* A WELL PRESENTED TWO DOUBLE BEDROOM EXTENDED DETACHED TRUE BUNGALOW \*\* LARGE OPEN PLAN DINING KITCHEN & CONSERVATORY \*\* DESIRABLE LOCATION \*\* MODERN SHOWER ROOM \*\* MUST SEE!! \*\* Carrwood Hey, Ramsbottom is a immaculately presented two double bedroom detached true bungalow, occupying a highly desirable position within one of Ramsbottom's most sought-after residential enclaves. Ideally located within comfortable walking distance of local schools and amenities, and just a short drive from the town centre, the property offers an exceptional opportunity to enjoy refined village living in the heart of Ramsbottom. The property benefits from gas-fired central heating and double glazing throughout. The thoughtfully arranged accommodation comprises a welcoming entrance hallway, an elegant and spacious living room featuring a fireplace, an extended fitted dining kitchen ideal for entertaining, a generous conservatory extension, and two well-proportioned double bedrooms complete with fitted wardrobes. A contemporary three-piece shower room has been recently modernised to a high standard. Externally, the bungalow is approached via a well-maintained front garden and an extensive block-paved driveway providing ample off-road parking, leading to a single garage with an electric up-and-over door. To the rear, the property enjoys a private, low-maintenance garden with attractive borders and a substantial paved seating area, perfect for outdoor dining and relaxation. Early viewing is highly recommended and strictly by appointment through our Ramsbottom office.

Tenure: Freehold

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

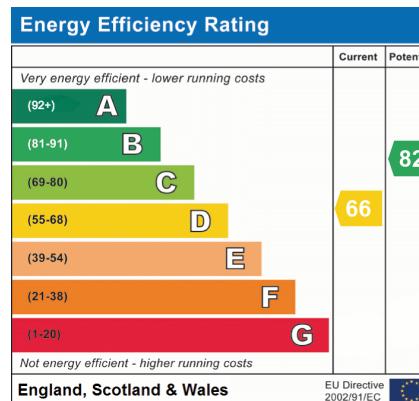
Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 2000Mbps Upload: 2000Mbps

## Features

- A Superb Detached True Bungalow
- Two Double Bedrooms with Fitted Wardrobes
- Bright Entrance Hallway
- Spacious Lounge with Feature Fireplace
- Large Conservatory Extension
- Large Extended Fitted Kitchen With Integral Appliances
- Modern Three Piece Shower Room
- Fully Double Glazed and Gas Central Heating
- Single Garage & Driveway For Several Cars
- Well Maintained Established Front & Large Rear Gardens
- Desirable Residential Area, Close to Local Amenities
- Viewing is Highly Recommended and is Strictly By Appointment Only



## Local Authority

Bury Council

Band C

Tax Band Amount: £2146.28

## Room Descriptions

### Ground Floor

#### Entrance Hallway

UPVC double glazed side door, radiator, loft access and ceiling point.

#### Lounge

UPVC double glazed front window, coal effect gas fire with feature surround, radiator and ceiling point.

#### Extended Open Plan Dining Kitchen

Range of wall and base unit with complementary worksurface, gas cooker with four ring gas hob, extractor unit above, single bowl sink unit with drainer, plumbed for washing machine and dryer, part tiled walls, Combi boiler, radiator, ceiling spotlights, laminate flooring, tile effect flooring UPVC double glazed rear and side windows.

#### Conservatory

UPVC double glazed windows, UPVC double glazed French patio doors, radiator, laminate flooring and ceiling fans.

#### Bedroom One

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

#### Bedroom Two

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

#### Shower Room

A modern three-piece white suite comprising of a large walk-in shower unit, WC, wash hand basin with storage cupboard underneath, wall mounted storage cupboard, chrome towel radiator, fully tiled walls, extractor unit, ceiling spotlights and UPVC double glazed side window.

### Outside

#### Garage

Electric up and over garage door, power point, electric meter and gas meter, ceiling point.

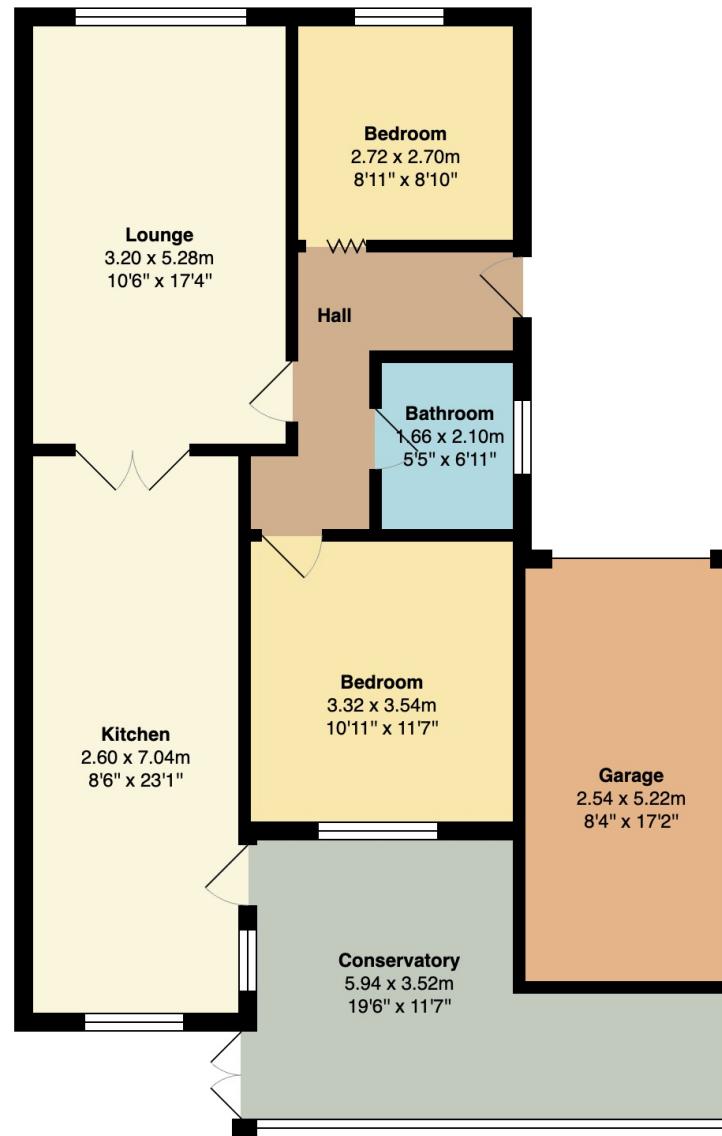
#### Gardens & Parking

Front: A large block paved driveway for ample off road parking, low maintenance front garden with pebble boards and well established boards and shrubs.

Rear: A low maintenance back garden with a large paved garden with borders and shrubs, outside water tap, gated access to the side and fence panel surround.



## 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.