

£215,000
Leasehold



JONSIMON

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ESTATE AGENTS



Features

- DECEPTIVELY SPACIOUS THREE BEDROOM END TERRACE
- SOUGHT AFTER LOCATION IN BL8
- ENTRANCE HALLWAY & LANDING AREA
- SPACIOUS LOUNGE WITH FEATURE LOG BURNER
- SEPARATE DINING ROOM
- FITTED KITCHEN & CELLAR
- FAMILY BATHROOM
- LARGE ENCLOSED REAR YARD
- WELL PRESENTED THROUGHOUT
- IDEAL FOR A GROWING FAMILY
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

Summary of Property

** LARGE THREE BEDROOM END TERRACE WITH CELLAR ** TWO SPACIOUS RECEPTIONS ROOMS ** LARGE REAR YARD ** MUST SEE!! ** An exciting opportunity to purchase a deceptively spacious, garden-fronted end-terrace property, situated in a popular and convenient location and presented in true move-in condition. The property is ideally positioned within easy reach of a range of local schools, including Elton Primary School and Elton High School, along with local shops and amenities. Bury Town Centre and the Kirklees Nature Trail are also within comfortable walking distance. The bright and airy accommodation is arranged over two floors and would be ideally suited to a growing family. The well-presented internal layout briefly comprises an entrance hallway, a spacious lounge featuring a log-burning stove, and a dining room with a feature fireplace. To the rear is a fitted kitchen, with stairs providing access to a highly versatile cellar. To the first floor are three good-sized bedrooms and a generous family bathroom. Externally, the property benefits from a low-maintenance garden to the front and a large enclosed rear yard. The home is decorated in neutral tones throughout and further benefits from gas central heating and double glazing. Early viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold

Local Authority/Council Tax

Bury Council: A Annual Amount: £1609.72 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 1800Mbps Upload: 220Mbps

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	
(39-54)	E	54
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Local Authority

Bury Council

Band A

Tax Band Amount: £1609.72

Room Descriptions

Ground Floor

Vestibule

UPVC double glazed front door with glazed fan light, original ceiling cornice.

Hallway

Original ceiling cornice, feature dado rail, neutral decor, ceiling light point and central heating radiator. Stairs leading to the first floor landing.

Lounge

A well proportioned family lounge with ample light from the UPVC double glazed window to the front elevation, original ceiling cornice, focal point being the log burning stove, central heating radiator, ceiling light point and power points.

Dining Room

A truly spacious family dining room with ample light from the two UPVC double glazed windows one to the side elevation and the other to the rear overlooking the private rear yard, ceiling cornice, ceiling light point, power points and central heating radiator.

Kitchen

With an ample range of wall and base cabinets with contrasting work surfaces and ceramic splash back tiling, sink and drainer with black mixer tap, wall mounted Worcester central heating boiler, plumbing is in place for automatic washing machine, stainless steel four burner gas hob with matching fan assisted oven, ceiling light point and a UPVC double glazed window to the rear elevation overlooking the private rear yard.

Lower Ground Floor

Basement

Ceiling point, UPVC double glazed front window, electric and gas meters.

First Floor

Landing

Spacious landing, white spindle balustrade, contrasting carpets, central heating radiator and loft access.

Bedroom One

A double bedroom with a UPVC double glazed window to the rear elevation, contrasting carpets, ceiling light point, central heating radiator and power points.

Bedroom Two

A further double bedroom with a UPVC double glazed window to the front elevation, ceiling light point, central heating radiator and power points.

Bedroom Three

A single bedroom with a UPVC double glazed window to the front elevation, contrasting carpets and ceiling light point.

Family Bathroom

A very spacious bathroom with a four piece suite in white comprising of corner shower enclosure with Triton electric shower, panel bath, pedestal hand wash basin, low level Wc, white ceramic wall tiling, central heating radiator, UPVC double glazed window to the rear elevation and ceiling light point.

Outside

Yard

Externally to the front of the property there is a forecourt garden and to the rear there is a large private rear yard.



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.