

£435,000  
Leasehold



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### Features

- A beautiful four bedroom extended detached family home on a quiet cul-de-sac
- Sold With No Onward Chain
- Stunning open plan fitted dining kitchen with appliances
- Front Porch, Hallway & Guest WC
- Spacious Lounge with feature fire
- Large Conservatory & Separate Sitting Room
- Not Overlooked at the Rear with Woodland Views
- Large Plot
- Modern En-Suite Shower Room & Family Bathroom
- Large Flagged Driveway For Ample Off Road Parking
- Viewing highly recommended and strictly by appointment only

## Summary of Property

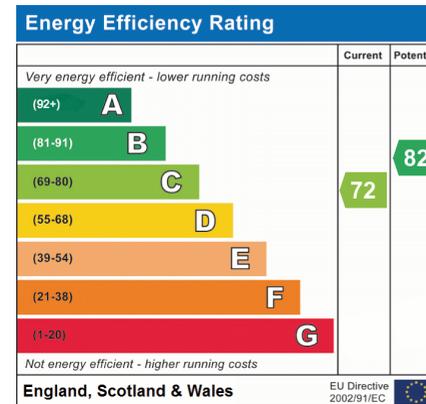
**\*\* SOLD WITH NO CHAIN \*\* AN IMMACULATELY PRESENTED FOUR DOUBLE BEDROOM EXTENDED DETACHED FAMILY HOME \*\* QUIET CUL-DE-SAC LOCATION, JUST OFF THE POPULAR WHITTINGHAM DRIVE \*\* IMPRESSIVE REAR GARDEN WITH WOODLAND VIEWS \*\* MUST SEE! \*\*** An exceptional family home, beautifully presented throughout. This impressive four double-bedroom, extended detached property is ideally situated just off the ever-popular Whittingham Drive, within a quiet cul-de-sac setting. The ground floor accommodation comprises a welcoming front porch, entrance hallway, a spacious lounge featuring a focal fireplace, a large contemporary open-plan kitchen/dining area, and a generous conservatory. There is also the added benefit of an additional sitting room to the front, offering versatile living space ideal for modern family life. To the first floor, the property offers four well-proportioned double bedrooms, including a stylish three-piece en-suite to the principal bedroom, along with a modern three-piece family bathroom suite. Externally, a substantial driveway to the front provides ample off-road parking. To the rear, a well-maintained garden offers an excellent space for a growing family, enjoying a unique woodland backdrop that ensures privacy and is not overlooked. Further benefits include full double glazing and gas central heating throughout. Conveniently located close to local amenities, reputable schools, and excellent transport links. Early viewing is highly recommended to fully appreciate the quality and accommodation on offer. Viewings are strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold

Local Authority/Council Tax: Bury Council: E Annual Amount: £2951.15 Approx.

Flood Risk: Very Low

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



### Local Authority

Bury Council  
 Band E  
 Tax Band Amount: £2951.15

## Room Descriptions

### ground floor

#### Porch

UPVC double glazed front door and windows, tiled flooring.

#### Hallway

UPVC double glazed front door, radiator, ceiling coving, ceiling point and stairs leading to the first floor landing.

#### Guest WC

A modern two-piece white suite comprising of a wash hand basin with storage cupboard underneath, low level WC, part tiled walls, tiled flooring, extractor unit, ceiling point and UPVC double glazed front window.

#### Lounge

UPVC double glazed bay fronted window, recess gas effect log fire with feature surround, radiators, ceiling coving and ceiling points.

#### Sitting Room

UPVC double glazed front window, radiator, ceiling point and UPVC double glazed side window.

#### Conservatory

UPVC double glazed sliding patio doors, UPVC double glazed windows, radiator, fully tiled walls, wall lights and power points.

#### Open Plan Dining Kitchen

A modern range of wall and base units with complementary work surface, five ring gas hob with extractor unit above, 1 1/2 bowl sink unit with drainer, double gas oven, integrated dishwasher, plumbed for washing machine, ceiling spotlights, storage cupboard, laminate flooring, radiator, ceiling point, ceiling spotlights, storage cupboard housing the combi boiler, UPVC double glazed sliding patio door and UPVC double glazed rear window.

### first floor

#### Landing

Loft access, storage cupboard and ceiling point.

#### Bedroom One

UPVC double glazed front window, radiator and ceiling point.

#### En-Suite Shower Room

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

#### Bedroom Two

UPVC double bay fronted window, radiator and ceiling point.

#### Bedroom Three

UPVC double glazed rear window, radiator, laminate flooring and ceiling spotlights.

#### Bedroom Four

UPVC double glazed rear window, radiator and ceiling point.

#### Family Bathroom

A modern three-piece white suite comprising of a P shaped panel bath with mixer taps and electric shower above, low-level WC, wash hand basin, chrome towel radiator, fully tiled walls and flooring, ceiling spotlights and UPVC double glazed rear window.

#### Outside

##### Gardens & Parking

Front: Large flagged driveway for ample off road parking, lawn area with with borders and shrubs.

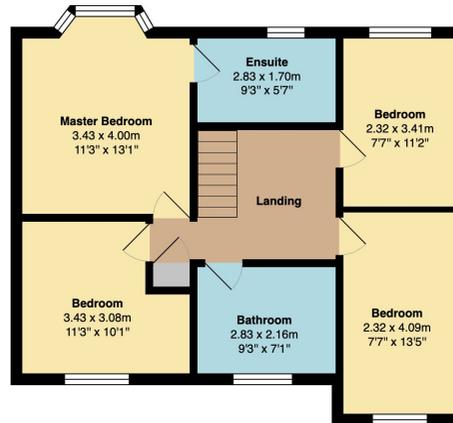
Rear: A flagged patio area, lawn area with borders and shrubs, fence panels surround with gated access to the side, Wooden shed. Woodland aspect to the rear - Not overlooked.



# Floorplan



**Ground Floor**  
Area: 86.2 m<sup>2</sup> ... 928 ft<sup>2</sup>



**First Floor**  
Area: 63.1 m<sup>2</sup> ... 679 ft<sup>2</sup>

Total Area: 149.3 m<sup>2</sup> ... 1607 ft<sup>2</sup>

## 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.

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