

£365,000  
Leasehold



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## Features

- A Well Presented Four Bedroom Detached Family Home
- Front Porch, Hallway & Guest WC
- Spacious Lounge & Dining Room
- Integral Single Garage with Flagged Driveway
- Front & Rear Gardens
- Quiet Cul-De -Sac Location on a Desirable Residential Estate
- Four Good Sized Bedrooms
- Located in Ramsbottom on the border of Holcombe Brook, close to excellent schools, amenities, countryside walks, and transport links.
- Superb Three Piece Family Bathroom
- Viewing is a absolute must to appreciate the size of this property and is strictly by appointment only

## Summary of Property

**\*\* A WELL PRESENTED, FOUR DOUBLE BEDROOM DETACHED HOUSE \*\* QUIET CUL-DE-SAC LOCATION\*\* TWO SEPARATE RECEPTION ROOMS \*\* MODERN FAMILY BATHROOM \*\*** JonSimon Estate Agents are pleased to present this well-maintained four-bedroom detached family home, offered for sale on behalf of our client. Tucked away in a quiet cul-de-sac within a highly sought-after residential development, the property is ideally positioned close to local amenities and reputable schools. The accommodation briefly comprises an entrance porch, a spacious hallway, guest WC, generous lounge, dining room with doors opening onto the garden, and a fitted kitchen. To the first floor, there are four well-proportioned bedrooms, a landing area, and a contemporary three-piece family bathroom. Additional benefits include gas central heating and uPVC double glazing. Externally, the property boasts well-kept gardens to two sides with patio areas, along with a driveway providing off-road parking and access to a single integral garage. Early viewing is highly recommended and strictly by appointment only through our Ramsbottom office.

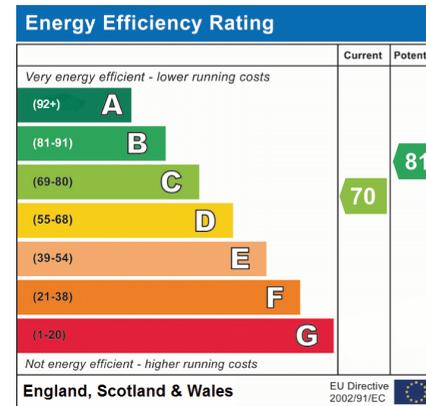
Tenure: Leasehold, Lease end date: 2966 £17.50 per year

Local Authority/Council Tax: Bury Council: D Annual Amount: £2555.15 Approx.

Flood Risk: Very Low

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

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



## Local Authority

Bury Council  
 Band D  
 Tax Band Amount: £2555.15

## Room Descriptions

### Ground Floor

#### Porch

UPVC double glazed front door and windows, tiled flooring and wall light.

#### Hallway

Radiator, ceiling point and stairs leading to the first floor landing.

#### Guest WC

A two-piece white suite comprising of a low-level WC, wash hand basin, part tiled wall, radiator, ceiling point and single glazed side window.

#### Lounge

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

#### Dining Room

UPVC double glazed rear window and door, ceiling coving and ceiling point.

#### Kitchen

A range a wall and base units with complementary work surface, one and a half bowl sink unit with drainer, four ring gas hob with extractor unit above, electric oven, plumbed for washing machine and dishwasher, part tiled walls, combi boiler, tiled floor flooring, ceiling point, UPVC double glazed rear window and UPVC double glazed back door.

### First Floor

#### Landing

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

#### Bedroom One

UPVC double glazed front window, radiator and ceiling point.

#### Bedroom Two

UPVC double glazed front window, radiator and ceiling point.

#### Bedroom Three

UPVC double glazed window, radiator and ceiling point.

#### Bedroom Four

UPVC double glazed window, radiator and ceiling point.

#### Family Bathroom

A modern three-piece white suite comprising of a panel bath with mixer tap, shower above, glass shower screen, wash hand basin, low level WC, towel radiator, extractor unit, fully tiled walls, ceiling spotlights and UPVC double glazed rear window.

#### Outside

##### Garage

Manual up and over garage door, UPVC double glazed side window, ceiling point, gas and electric meters, power points and UPVC double glazed side door.

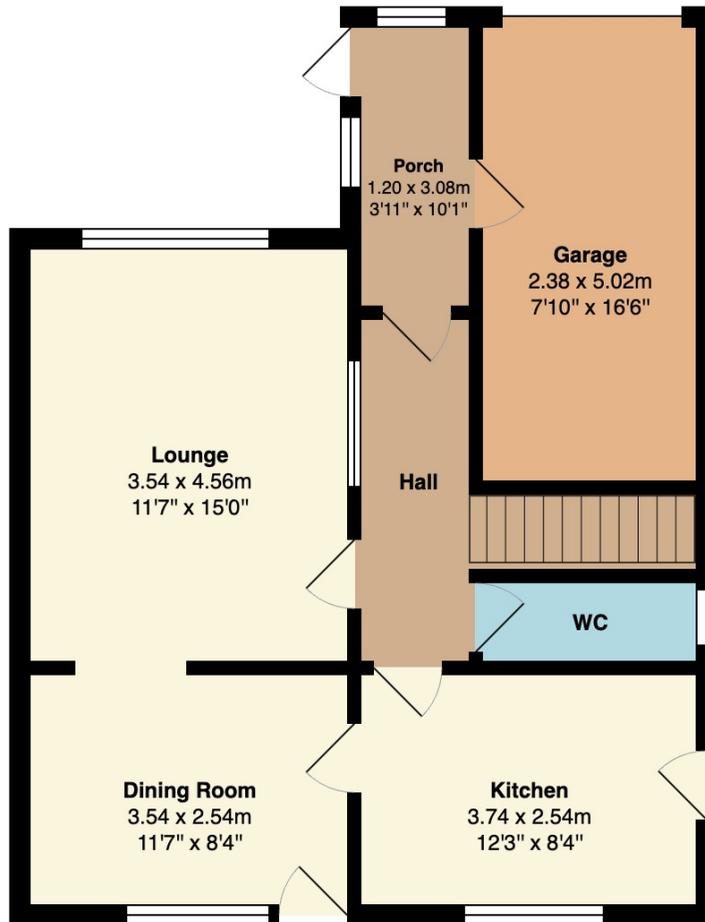
##### Parking & Gardens

Front: Flagged driveway, lawn area with well established borders and shrubs.

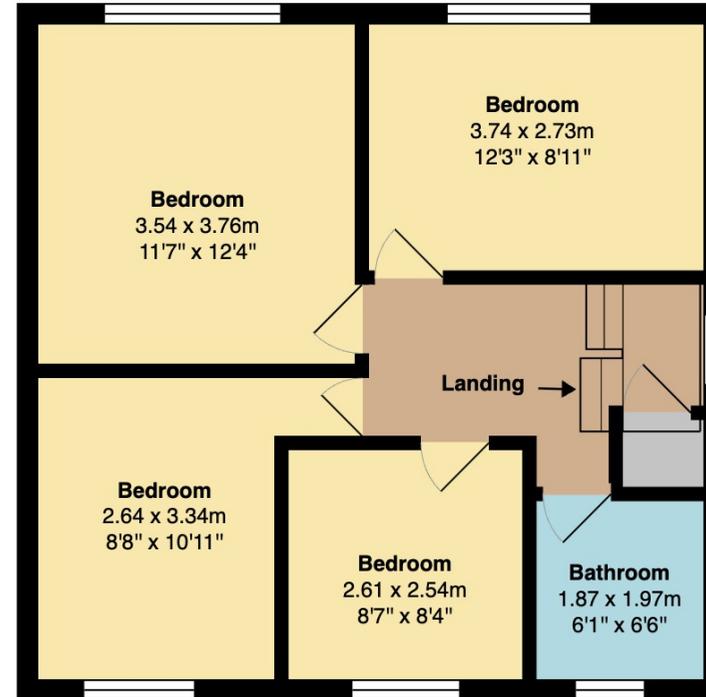
Rear: A large flagged patio area, borders and shrubs, outside water tap and fence panel surround. Gated access to both sides.



# Floorplan



**Ground Floor**  
Area: 63.2 m<sup>2</sup> ... 680 ft<sup>2</sup>



**First Floor**  
Area: 54.0 m<sup>2</sup> ... 581 ft<sup>2</sup>

Total Area: 117.2 m<sup>2</sup> ... 1262 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.