

Offers Over
£325,000
Leasehold



JON SIMON
ESTATE AGENTS

JON SIMON
ESTATE AGENTS



Features

- A Well Presented Three/Four Bedroom Semi Detached Family Home
- Storm Porch & Entrance Hallway
- Spacious Lounge & Wall Mounted Fire
- Separate Dining Room & Playroom
- Modern Fitted Kitchen
- Stunning Three Piece Bathroom Suite
- Fantastic Views to Both Front and Rear
- Single Garage & Large Tarmac Driveway
- Sold With No Onward Chain
- Well Maintained & Low Maintenance Front & Rear Gardens
- Situated On A Very Popular Residential Road Close To Local Shops & Schools
- Gas Central Heated & Double Glazed Windows
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** NO ONWARD CHAIN ** VIEWS FRONT AND REAR ** 3/4 BEDROOM SEMI-DETACHED FAMILY HOME ** POPULAR LOCATION ** LARGE DRIVEWAY & GARAGE **** This beautifully presented three/four-bedroom semi-detached home is situated in one of Ramsbottom's most desirable residential locations. Perfectly positioned within walking distance of local schools and amenities, and just a short drive from the town centre, it offers an ideal setting for those seeking the charm of village living. Offered with no onward chain, the property benefits from gas-fired central heating and double glazing throughout. The accommodation includes a welcoming storm porch leading into an entrance hallway with a guest WC and a return staircase to the first floor. The ground floor features a spacious living room with a feature fire, a stylish fitted kitchen, a separate dining room opening onto the rear garden, and a versatile playroom/fourth bedroom. Upstairs, there are three generously sized bedrooms with fitted wardrobes and a stunning three-piece family bathroom. Externally, the property offers a well-maintained front garden and a long tarmac driveway providing ample off-road parking leading to a single garage. To the rear, there is a private, low-maintenance garden laid to lawn and paving, with a paved patio area enjoying pleasant views over adjoining school playing fields. Viewing is highly recommended and strictly by appointment via our Ramsbottom office.

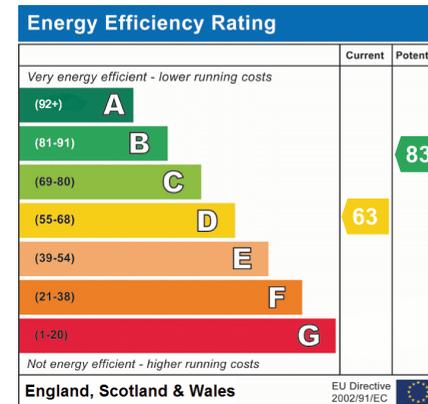
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: C Annual Amount: £2271.24 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 1000Mbps Upload: 1000Mbps



Local Authority

Bury Council
 Band C
 Tax Band Amount: £2271.24

Room Descriptions

Ground Floor

Entrance Hallway

Large under the stairs storage cupboard, radiator, ceiling point and stairs leading to the first floor landing.

Guest WC

A two piece suite comprising of a low level w/c, wash hand basin, radiator, ceiling point and double glazed side window.

Lounge

Double glazed front window, gas wall mounted fire, radiator and ceiling point.

Dining Room

Separate dining area to the rear with double doors leading out onto the rear garden, radiator and ceiling point.

Playroom / Fourth Bedroom

Double glazed front window, radiator and ceiling point.

Kitchen

A modern range of wall units with complementary work surface, single bowl sink unit with drainer, four ring gas hob with extractor unit above, electric oven, plumbed for washing machine, breakfast bar, radiator, part tiled walls, tiled flooring, ceiling points and double glazed rear window.

First Floor

Landing

Double glazed side window, large storage cupboard into the eaves and ceiling point.

Bedroom One

Double glazed front window, modern range of fitted bedroom furniture, radiator and ceiling point.

Bedroom Two

Double glazed rear window, modern range of fitted bedroom furniture, radiator and ceiling point.

Bedroom Three

Double glazed rear window, modern range of fitted bedroom furniture, radiator and ceiling point.

Family Bathroom

A stunning three piece white suite comprising of a panel bath with mixer tap, shower above, low level WC, wash hand basin, radiator, part tiled walls, wall mounted mirror, ceiling point and UPVC double glazed side window.

Outside

Garage

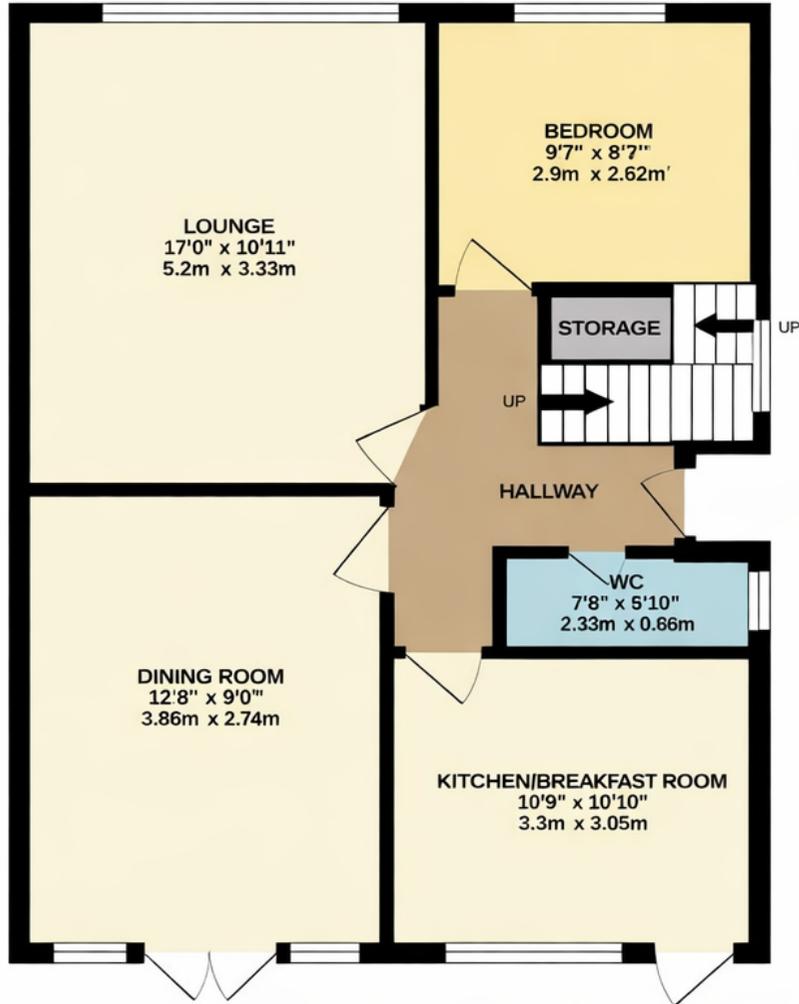
Single garage with manual up and over garage door.

Gardens & Parking

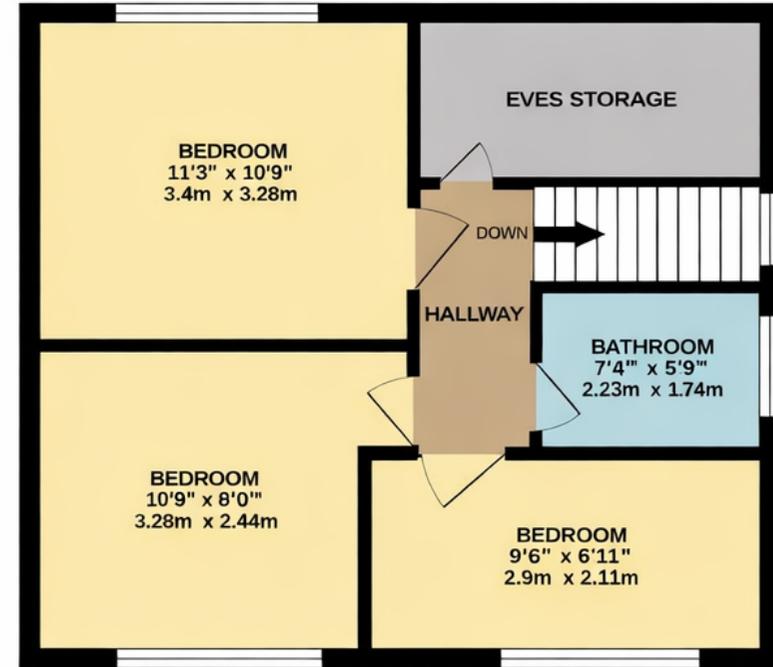
The well-established landscaped gardens to both front and rear are well maintained and manageable, with ample space for parking on the tarmac driveway.



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and nicotine room, do take any other error a approximatned to mistegment is for, totticator measurement 0. This plan is for illustrative purposes only and should die used as such by any prospective purchaser. The services, system a and abbinnes thowe have bee tested and ho garanties of are so their measurements are correct. 1 will to be given.

General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. 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.