

£415,000  
Freehold



**JONSIMON**  
ESTATE AGENTS

JONSIMON



### Features

- A Stunning Three Bedroom Stone Cottage
- Secluded Quiet Location
- Spacious Lounge/Dining Room with Feature Log Burning Stove
- Conservatory Extension
- Beautiful Cottage Style Fitted Kitchen
- Front Porch
- Integral Garage with Electric Door
- Three Double Bedrooms
- Stunning Four Piece White Family Bathroom
- Well Maintained Front and Rear Gardens
- Close Local Amenities and Transport Links
- Viewing is a absolute must to appreciate the size of this property and is strictly by appointment only

## Summary of Property

**\*\* A STUNNING THREE DOUBLE BEDROOM STONE COTTAGE \*\* BEAUTIFUL FITTED KITCHEN & FOUR PIECE FAMILY BATHROOM**  
**\*\* CONSERVATORY EXTENSION \*\* INTEGRAL GARAGE \*\* MUST SEE!! \*\*** Set within a quiet pretty hamlet and charming conservation area of Pot Green, this attractive stone property is tucked away on a peaceful street while still being within walking distance of Holcombe Brook village centre and its wide range of local amenities. Ramsbottom, Bury and the nearby motorway network are also just a short drive away. The property briefly comprises an entrance porch leading into a well-proportioned lounge with an open-plan staircase, an adjoining dining area, a stunning fitted kitchen with appliances and a spacious rear uPVC double-glazed conservatory. To the first floor, there are three double bedrooms and a superb generous four piece family bathroom. The home benefits from full uPVC double glazing and gas central heating throughout. It also features an integral single garage. Externally, the property has a small forecourt garden to the front and a secluded courtyard garden to the rear, providing a private outdoor space. Occupying a peaceful position in Pot Green, early viewing is highly recommended. Viewings are 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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

### Local Authority

Bury Council  
 Band C  
 Tax Band Amount: £2146.28

## Room Descriptions

### Ground Floor

**Porch**  
Hardwood panelled front door with neutral decor, exposed natural stone, central heating radiator, ceiling down spotlighting, window to the front, security alarm control panel and utility cupboard.

**Lounge**  
A well proportioned contemporary stylish family lounge with light from the uPVC double glazed window to the front elevation, neutral decor with ceiling down spotlighting and features include contemporary log burning stove with surround with drift wood and glass panel staircase. Central heating radiator and ample power points.

**Adjoining Dining Area**  
Neutral decor, ceiling down spotlighting, central heating radiator and power points.

**Conservatory**  
A light and airy open plan conservatory from the dining area with laminate flooring which benefits from both air-conditioning and heating. The conservatory also benefits from UPVC double glazed French patio doors leading out into the rear courtyard.

**Kitchen**  
A stunning contemporary kitchen with a range of wall and base units with complimentary works surface, four ring gas hob with extractor unit above, electric oven, integrated fridge, microwave and dishwasher, one and a half bowl sink unit with mixer tap, under unit lighting, wood effect flooring, ceiling spotlights and UPVC double glazed rear window.

### First Floor

**Landing**  
Neutral decor, contrasting carpets, ceiling down spotlighting, airing cupboard housing a wall mounted central heating boiler.

**Bedroom One**  
A spacious double bedroom with a range of wall to wall fitted wardrobes with dressing table and drawer sets, two double glazed windows to front elevation, neutral decor, central heating radiator and ample power points.

**Bedroom Two**  
A spacious second double guest bedroom also with a range of inbuilt wardrobes, drawer sets and bedside cabinet, neutral decor, ceiling down spotlighting, two double glazed windows to the rear and ample power points.

**Bedroom Three**  
A third spacious double bedroom with double glazed window to the front, neutral decor, ceiling down spotlighting and central heating radiator.

**Family Bathroom**  
A superb four piece white bathroom suite comprising of a panel bath with mixer tap and showerhead, large walk-in shower unit, low level WC, wash hand basin with storage drawers underneath, electric wall mounted mirror, part tiled walls, tile effect flooring, chrome towel radiator, extractor unit, loft access, ceiling spotlight and UPVC double glazed rear window.

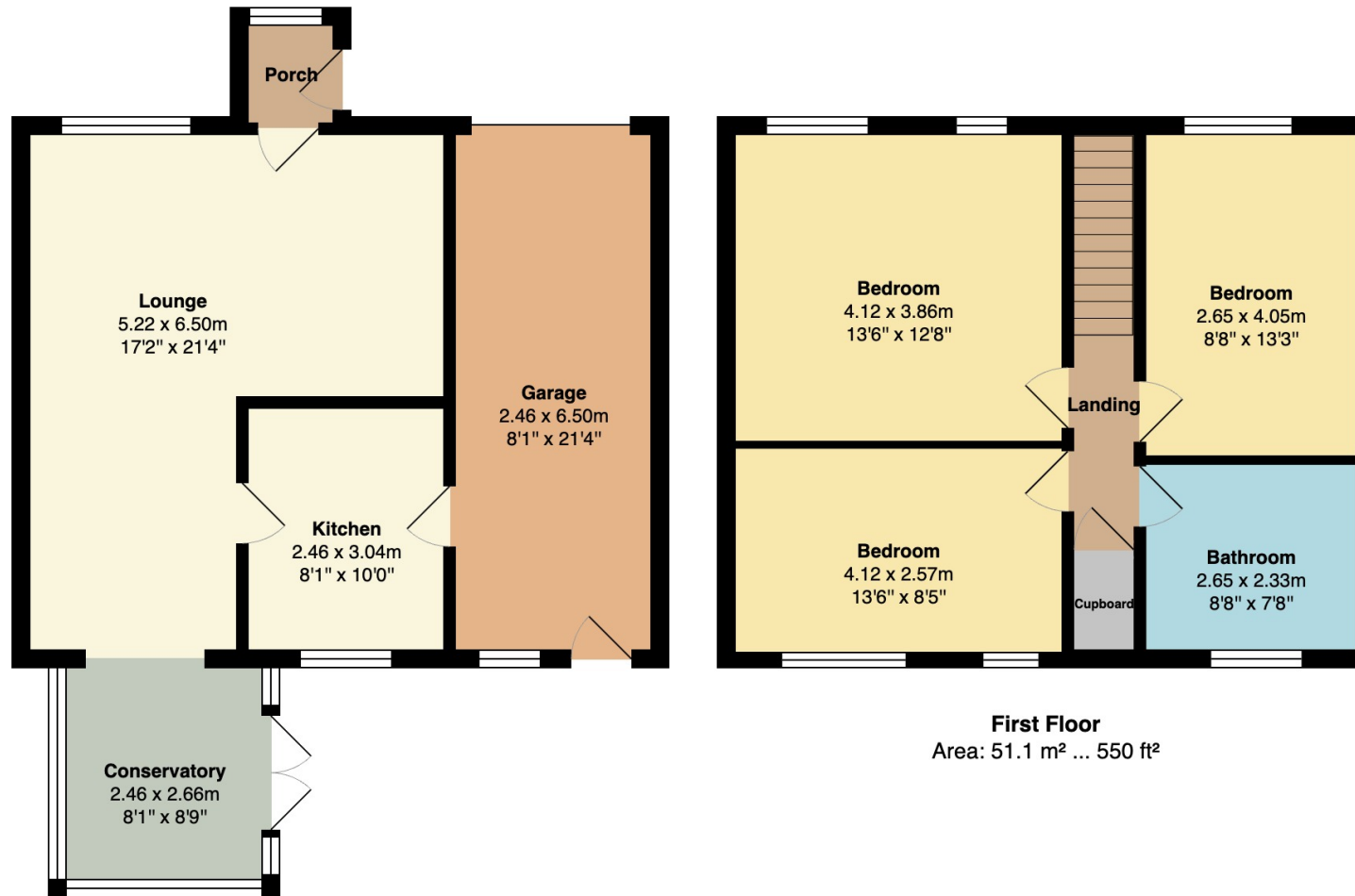
### Outside

**Integral Garage**  
Electrically operated up and over door, power and light. There is plumbing in place for automatic washing machine and tumble drier.

**Gardens**  
Externally to the front of the property is a small forecourt garden and to the rear a secluded courtyard garden with borders and shrubs.



# Floorplan



**Ground Floor**  
Area: 59.6 m<sup>2</sup> ... 641 ft<sup>2</sup>

**First Floor**  
Area: 51.1 m<sup>2</sup> ... 550 ft<sup>2</sup>

Total Area: 110.6 m<sup>2</sup> ... 1191 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.