

£325,000  
Freehold



JONSIMON  
ESTATE AGENTS

JONSIMON  
ESTATE AGENTS

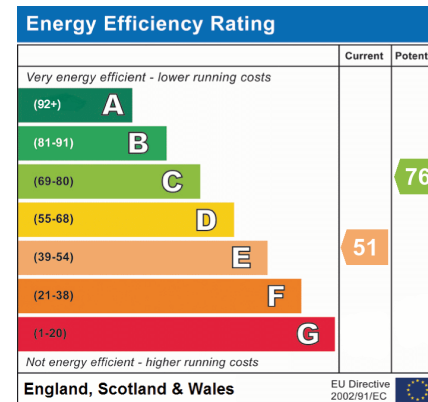


### Features

- A Beautiful Three Bedroom Detached Family Home on a Large Corner Plot
- Entrance Porch & Hallway
- Spacious lounge with feature fire place
- Separate Dining Room
- Modern Downstairs Shower Room
- Breakfast Kitchen & Utility Room
- Two Separate Garages with Large Driveway
- Freehold Property
- Sold With No Onward Chain & Vacant Possession
- Fully Double Glazed and Gas Central Heating
- Situated in a highly regarded residential area
- Private landscaped gardens to front, side and rear with large patio areas

## Summary of Property

**\*\* WELL PRESENTED, THREE BEDROOM DETACHED BUNGALOW WITH LOFT ROOM \*\* LARGE CORNER PLOT \*\* TWO GARAGES & LARGE DRIVEWAY \*\* FREEHOLD PROPERTY \*\* SOLD WITH NO ONWARD CHAIN - VACANT POSSESSION \*\*** JonSimon are delighted to present this unique, beautifully maintained and immaculately presented three-bedroom detached bungalow, featuring a versatile loft room and offering excellent potential for further extension (subject to the necessary planning consents). Offered for sale with no onward chain and vacant possession, this exceptional property occupies a generous corner plot within a highly sought-after and well-established residential development, conveniently positioned for local amenities and highly regarded schools. The property is ideally suited to families, downsizers, or gardening enthusiasts seeking generous outdoor space. The accommodation briefly comprises an entrance porch leading into a welcoming hallway, a spacious lounge with an attractive feature fireplace, a separate dining room which could also serve as a third bedroom, a fitted breakfast kitchen with integrated appliances, and a useful utility room. There are two well-proportioned ground-floor bedrooms, complemented by a modern shower room and a separate guest WC. To the first floor is a versatile loft room, currently utilised as a bedroom, together with an adjoining storage room that offers



### Local Authority

Bury Council  
 Band D  
 Tax Band Amount: £2555.15

## Room Descriptions

### Ground Floor

#### Vestibule

UPVC double glazed front door and windows, tiled flooring.

#### Hallway

Radiator, ceiling points and ceiling coving.

#### Lounge

UPVC double glazed bay fronted window, radiator, gas fire with feature surround, wall lights, ceiling coving and TV point.

#### Dining Room/Bedroom

UPVC double glazed rear window, radiators, ceiling coving, ceiling point and stairs to the first floor landing.

#### Breakfast kitchen

Range of wall and base units with complementary work surface, five ring gas hob with extractor unit above, gas double oven, one and a half bowl sink unit with drainer, freezer, tiled walls, tiled flooring, breakfast bar, ceiling spotlights, UPVC double glazed rear and side window windows and UPVC double glazed back door.

#### Utility Room

Plumbed for washing machine and dryer, boiler, fitted, tiled flooring and ceiling point.

#### Bedroom One

UPVC double glazed Bay fronted radiator, gas fire with surround, fitted wardrobes, ceiling coving, ceiling spotlights and TV point.

#### Bedroom Three

UPVC double glazed side window, radiator, ceiling coving and ceiling spotlights.

#### Shower Room

A modern two-piece suite comprising of a large with electric shower, wash hand basin with storage cupboard underneath, towel radiator, extractor unit, storage cupboard, electric wall, ceiling coving, ceiling point and UPVC double glazed rear window.

### Guest WC

A two-piece suite comprising of a low-level WC, wash hand basin, tiled walls, radiator, ceiling coving, ceiling point and UPVC double glazed rear window.

### First Floor

#### Landing

Velux window, storage into the eaves and ceiling spotlights

#### Loft Room

Large velux window, storage into the eaves and ceiling point.

#### Storage Room

Water tank, storage into the eaves and ceiling point.

### Outside

#### Garage One

Up and over manual door, UPVC double glazed side window, power points, ceiling point and velux window.

#### Garage Two

A detached single garage with manual up and over garage door, power points, ceiling point and single glazed rear window.

### Gardens & Parking

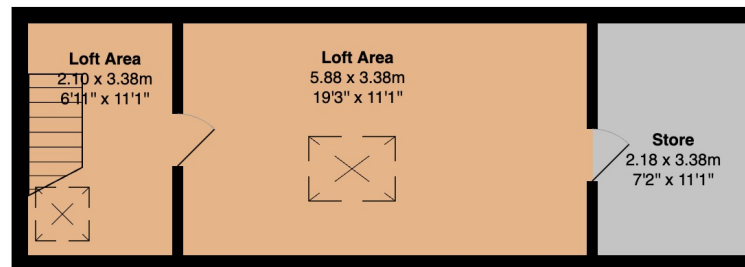
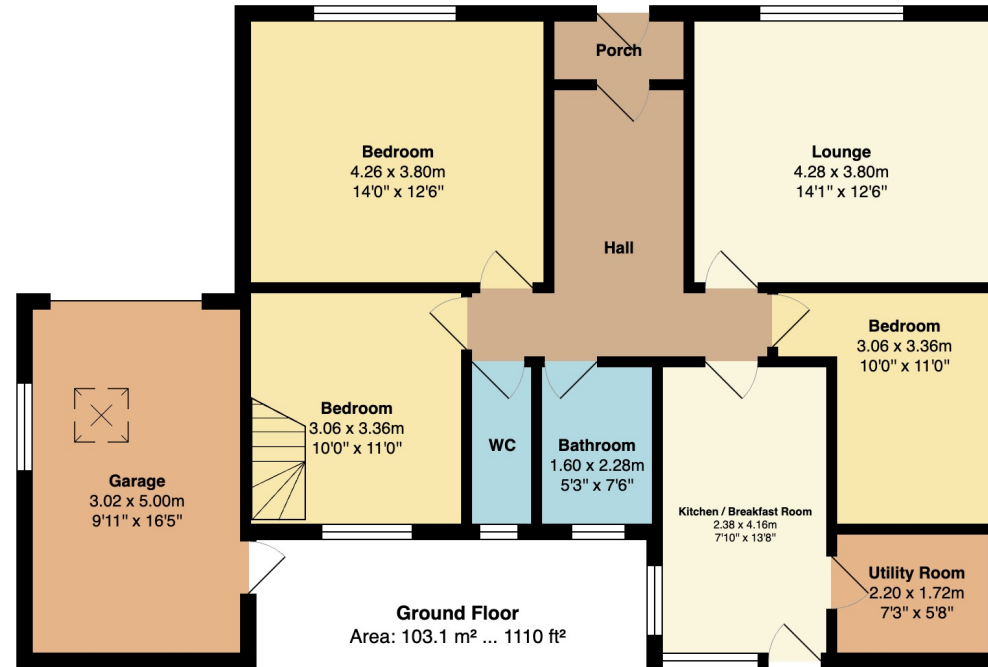
Front: A flagged driveway providing off-road parking, low maintenance garden with paved area and well established borders and shrubs, pergola, two large wooden sheds and pebbled borders.

Side: Large flagged driveway for additional off-road parking.

Rear: A large flagged and deck patio areas, outside water tap, well established borders and shrubs, large pebbled area and fence panel surround.



# Floorplan



**Loft Area**  
Area: 35.4 m<sup>2</sup> ... 381 ft<sup>2</sup>  
**Total Area:** 138.5 m<sup>2</sup> ... 1491 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.

28, Bolton Road West, Ramsbottom, Bury, BL0 9ND 01706 489 966 ramsbottom@jonsimon.co.uk