

£950,000
Leasehold



JON SIMON
ESTATE AGENTS

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Features

- A magnificent five bedroom 1930's detached family home
- South Facing Garden to Rear with Panoramic Views to Rear
- Entrance Porch, Large Hallway & Landing Area
- Spacious Lounge with feature fireplace & Bi Folding Doors
- Stunning open plan dining kitchen and sitting room with feature log burning stove
- Large Dining room with Feature Nook
- Modern En-suite shower room & Luxury four piece family bathroom
- Incredible manicured gardens with stunning rear views over farmland
- Sold With No Onward Chain
- Downstairs Shower Room & Utility Room
- Extensive Driveway leading to a Garage
- Viewing is highly advisable as interest is due to by very high

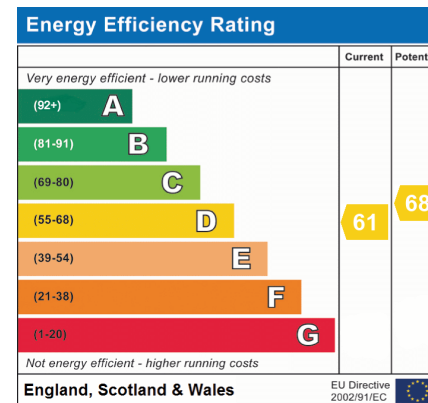
Summary of Property

This exceptional, individually designed 1930s detached residence offers superb accommodation arranged over two floors. Constructed to an outstanding standard, the property occupies a prime position on one of Bury's most prestigious roads, delivering an enviable blend of character, space, and modern luxury. Set within private grounds, the home showcases an attractive Tudor-style black and white façade in a highly sought-after location. Internal viewing is essential to fully appreciate the scale, quality, and elegance on offer.

Thoughtfully designed to combine comfort with contemporary living, the property benefits from a delightful south-facing rural aspect to the rear. Extended and enhanced with meticulous attention to detail by the current owners, the home has been finished to an exacting standard throughout. Extending to approximately [insert] sq ft, the well-balanced accommodation is perfectly suited to modern family life.

The ground floor briefly comprises an entrance porch opening into an impressive reception hallway, a spacious lounge featuring a striking fireplace and bi-fold doors leading out to the rear garden, and a formal dining room with a beautiful bay window incorporating stained glass detailing and a charming feature nook with fireplace. The heart of the home is the stunning open-plan dining kitchen and family room, complete with a feature log-burning stove. A separate utility room and a contemporary ground floor shower room complete the accommodation.

To the first floor, a generous landing provides access to five well-proportioned bedrooms. The principal suite benefits from a luxurious en-suite shower room with underfloor heating, while the remaining bedrooms are served by a stylish four-piece family bathroom with underfloor heating, enhanced by attractive stained glass windows. Externally, the property is approached via a beautifully maintained front garden and a substantial paved courtyard providing ample off-road parking for multiple vehicles. The rear garden is a particular highlight, an impressive, mature space with extensive patio areas, enjoying a private south-facing aspect overlooking picturesque open pastureland.



Local Authority

Bury Council
Band G
Tax Band Amount: £4258.58

Room Descriptions

Ground Floor

Porch

UPVC double glazed double doors, UPVC double glazed windows, solid wood floor and ceiling spotlights.

Hallway

Feature stain glass windows and door, radiators, ceiling coving, wall lights, electric meter cupboard, under the stairs storage cupboard and staircase leading to the first floor landing.

Lounge

Triple glazed bi-folding aluminium patio doors, aluminium triple glazed rear window, feature coal effect gas fire with feature surround, wall lights, ceiling coving, ceiling spotlights and two Velux double glazed rear windows.

Dining Room

UPVC double glazed bay fronted stain glass window and UPVC double glazed stain glass side windows, radiator, feature stone effect gas fire with features surround, solid wood flooring, ceiling coving, ceiling rose and ceiling point.

Dining Kitchen

A superb modern fitted kitchen with a large range of wall and base units with complementary work surfaces, single bowl sink unit with mixer tap, five ring gas hob with extractor unit above, integrated fridge, freezer, dishwasher, double electric oven, wine fridge, radiators, feature log burning stove, solid flooring, feature lighting, ceiling spotlights, ceiling bluetooth speakers, coving, ceiling points, UPVC double glazed rear window and UPVC French patio doors.

Utility Room

A range of wall and base units with complimentary work surface, integrated freezer, plumbed for washing machine and dryer, single bowl sink unit with drainer, radiator, ceiling coving, loft access, ceiling spotlights, UPVC double glazed side and rear window, UPVC double glazed back door.

Downstairs Shower Room

A modern three-piece white suite comprising of a walk-in shower unit with body jets and speakers, low level WC, wash hand basin, chrome towel radiator, ceiling spotlights, tiled walls and flooring, UPVC double glazed side and front window.

First Floor

Landing

UPVC double glazed stained glass side window, wall lights, ceiling rose, radiator and ceiling points.

Bedroom One

UPVC double glazed fronted window, radiators, ceiling coving, ceiling rose and ceiling point.

En-Suite Shower Room

A modern three-piece suite comprising of a large walk-in shower unit, low level WC, wash hand basin with storage cupboards underneath, chrome towel radiator, part tiled walls, tiled flooring, extractor unit, underfloor electric heating, ceiling spotlights, wall mounted mirror and UPVC double glazed stained glass front window.

Bedroom Two

UPVC double glazed rear window, radiator, solid wood flooring, ceiling coving and ceiling point.

Bedroom Three

UPVC double rear window, radiator, ceiling coving and ceiling point.

Bedroom Four

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

Bedroom Five

UPVC double glazed stained glass rear window, radiator, loft access pull down ladder, ceiling coving and ceiling point.

Family Bathroom

A superb four piece suite comprising of a panel bath with mixer tap, large walk-in shower unit, low level WC, wash hand basin with storage drawer underneath, underfloor electric heating, chrome towel radiator, wall mounted mirror, fully tiled walls and flooring, ceiling spotlights and three UPVC double glazed stained glass windows.

Outside

Garage

A single garage with power points and ceiling point.

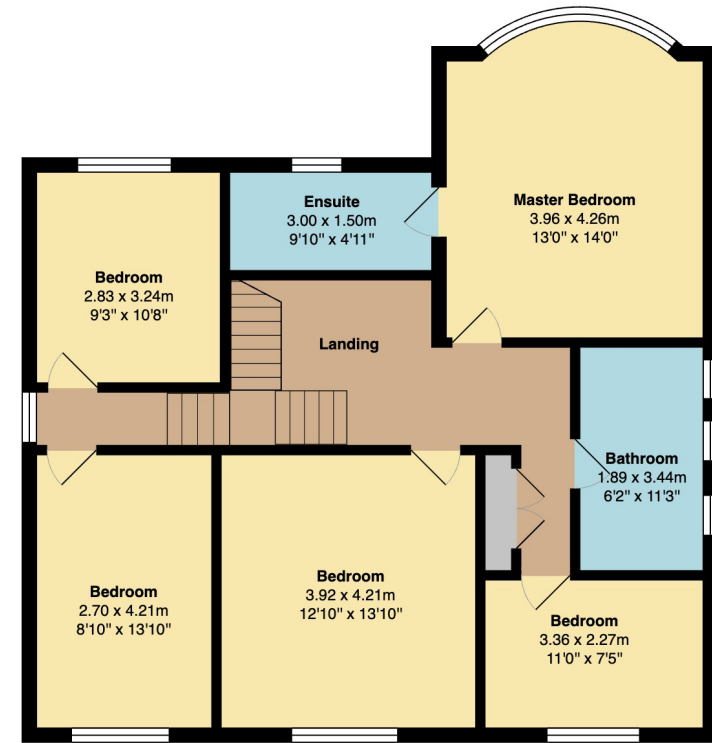
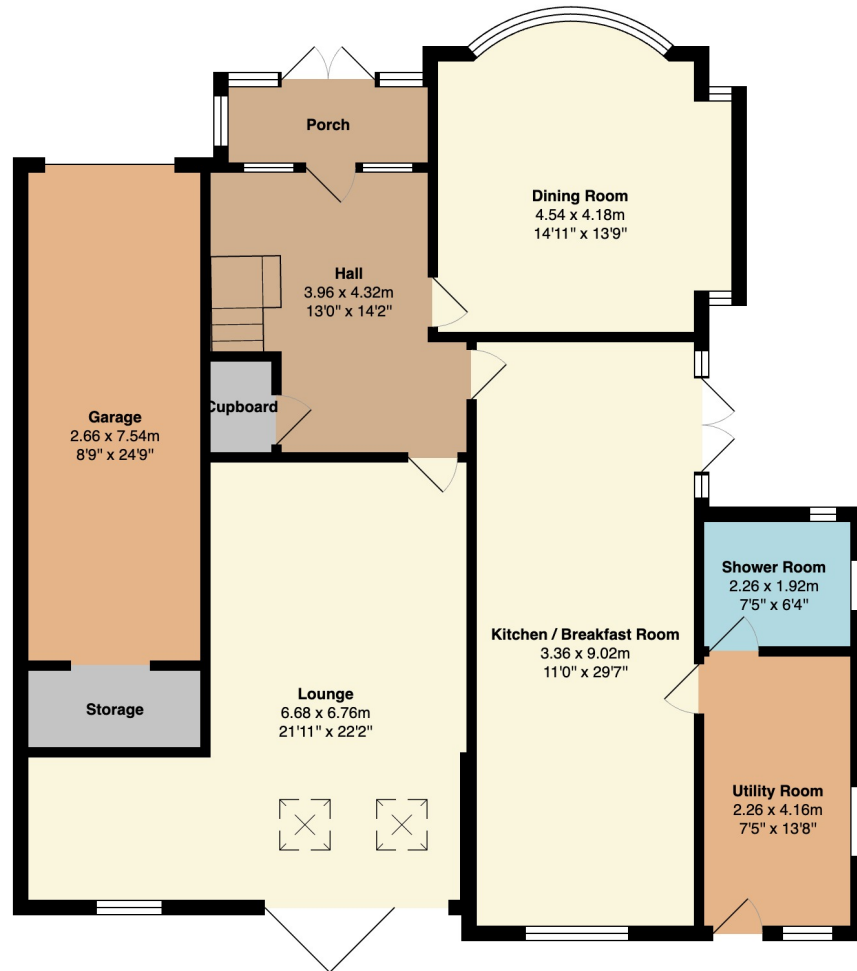
Parking & Gardens

Front: Large tarmac driveway for multiple vehicles, Astro Turf lawn and dwarf brick walls.

Rear: A large paved patio area with steps leading down to the well maintained lawn, well maintained borders and shrubs, additional composite decked patio area, outside water tap, external plug sockets, external lighting, stunning rear southerly views over farmland and beyond.



Floorplan



Total Area: 242.7 m² ... 2612 ft²

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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