

£280,000
Leasehold



JS
JONSIMON
FOR SALE
jonsimon.co.uk
01706 489966

JONSIMON
ESTATE AGENTS

JS
JONSIMON
ESTATE AGENTS



Features

- Stunning Three Bedroom Semi-detached Family Home
- No Chain - Vacant Possession
- Spacious Lounge
- Modern Fitted Kitchen & Dining Room
- Modern Three Piece Bathroom
- Quiet Cul-De -Sac Location
- Walking Distance To Ramsbottom Town Centre
- Tarmac Driveway For Ample Off Road Parking
- Porch
- Front and Rear Gardens - Woodland Views
- Viewing is a absolute must to appreciate the size of this property and is strictly by appointment only

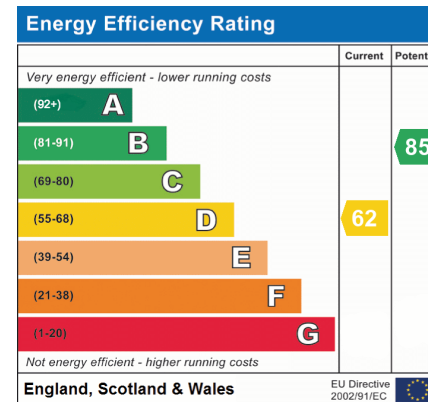
Summary of Property

**** NO CHAIN - VACANT POSSESSION ** NOT OVERLOOKED WITH WOODLAND VIEWS ** QUIET CUL-DE-SAC LOCATION**
**** MODERN KITCHEN **** JonSimon Estate Agents are pleased to bring to market this exceptional three-bedroom semi-detached residence, finished to a high standard throughout and offered with the added advantage of no onward chain. Tucked away within a quiet cul-de-sac setting, this attractive home has been recently renovated and provides stylish, move-in-ready accommodation ideal for families, first-time buyers, or those looking to upsize. The ground floor features an entrance vestibule, a generous living room filled with natural light, a separate dining area perfect for entertaining, and a sleek modern kitchen fitted with contemporary units and finishes. Upstairs, the property offers three comfortable bedrooms and a beautifully updated family bathroom. A range of recent upgrades have been carried out, including the installation of a new combi boiler, replacement windows and doors, a newly fitted kitchen, redecoration throughout, and brand-new flooring and carpets, ensuring the property is presented to an excellent standard. Outside, the home benefits from driveway parking for several vehicles, alongside landscaped gardens to the front and rear. One of the property's most distinctive features is the impressive private woodland area to the rear, offering a rare sense of privacy and a tranquil outdoor environment. In addition, the property enjoys pleasant long-distance views towards Holcombe Tower. Located within easy reach of Ramsbottom's bustling town centre, residents can enjoy a wide variety of independent shops, eateries, bars, and local amenities, as well as excellent access to countryside walks and recreational activities. The area also offers highly regarded schools and convenient transport connections, making it a popular choice for growing families. Internal inspection is strongly advised to fully appreciate everything this superb home has to offer. Viewings are available strictly by appointment through our Ramsbottom office.

Tenure: Leasehold - 999 year term which started on 17 Aug 1989.

Local Authority/Council Tax

Bury Council: C Annual Amount: £2271.24 Approx.



Local Authority

Bury Council

Band C

Tax Band Amount: £2271.24

Room Descriptions

Ground Floor

Entrance Hallway

Door leading to lounge. UPVC double glazed window to front aspect. Radiator. Ceiling point.

Lounge

UPVC double glazed window to front aspect. Radiator. Ceiling point. Double doors to dining room. Stairs to first floor.

Dining Room

UPVC patio doors to rear aspect. Radiator. Ceiling light point. Arch to Kitchen.

Kitchen

UPVC double glazed window to rear aspect. A range of modern wall and base units in white high gloss with complementing work surfaces and splashback. Ceramic hob, electric oven and extractor hood. Stainless steel sink and drainer. Plumber for washer. Ceiling light point.

First Floor

Landing

Storage cupboard and ceiling point.

Bedroom One

UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom Two

UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom Three

UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Family Bathroom

UPVC double glazed window to rear aspect. Radiator. Panelled bath with overhead shower. Low flush wc. Wash hand basin. Radiator. Ceiling spotlights.

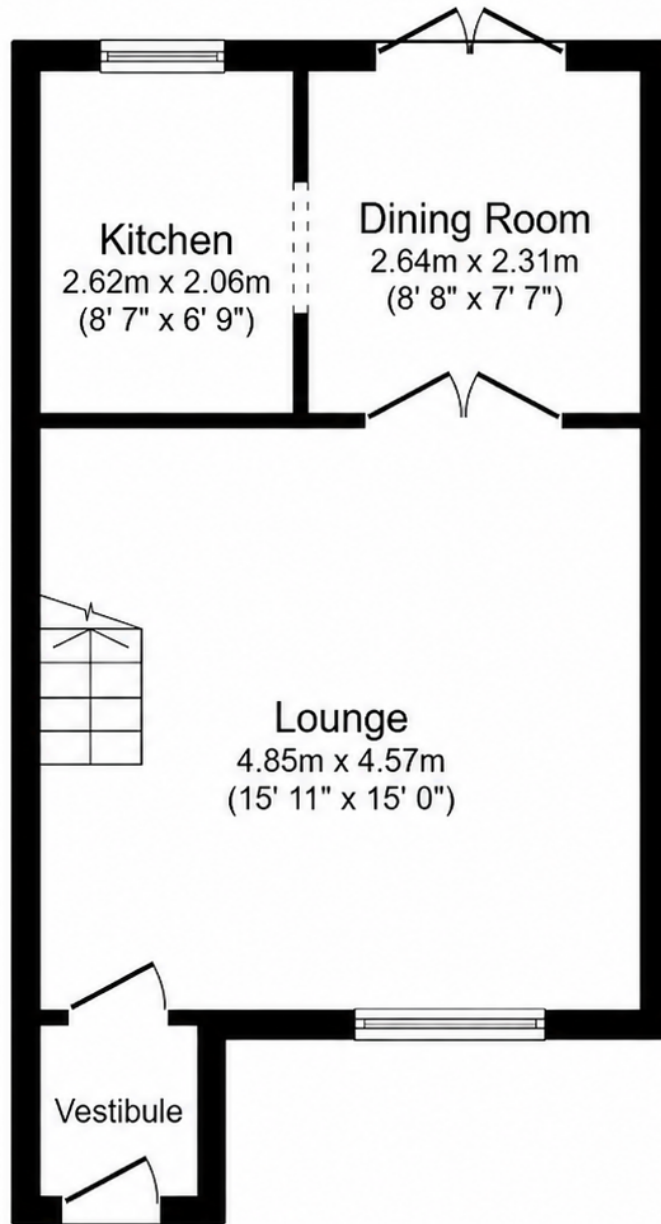
Outside

Gardens & Parking

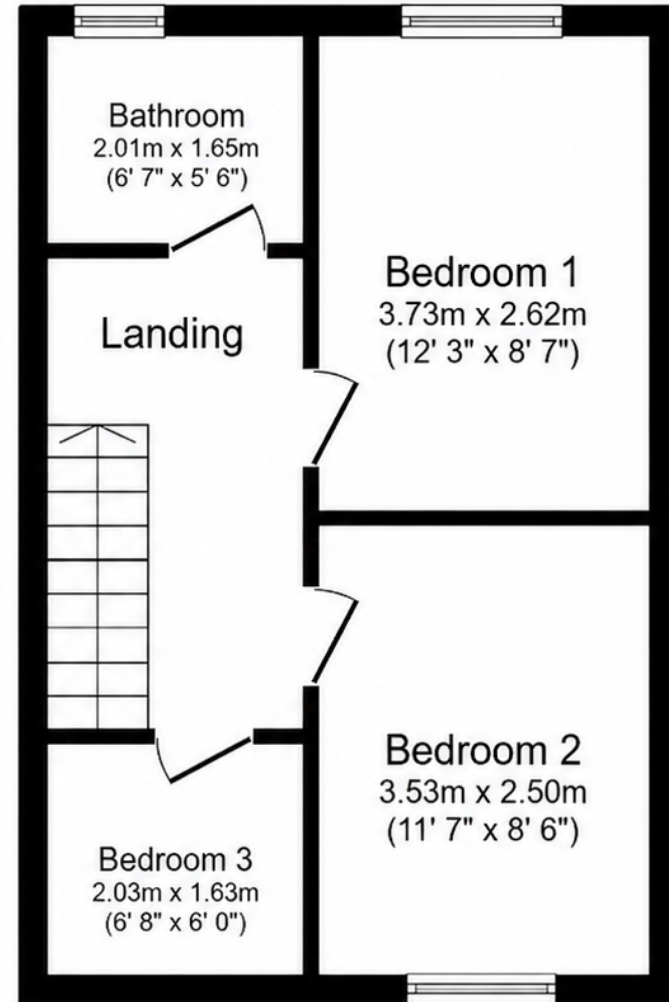
Garden to the front with mature shrubs. Tarmac driveway for numerous cars to the side. Rear paved landscaped garden with woodland area to rear which is owned by the property.



Floorplan



Ground Floor



First Floor

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.