

£400,000
Freehold



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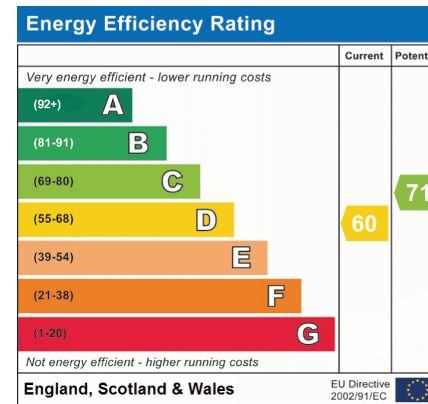
Features

- FREEHOLD DETACHED BUNGALOW
- CHARACTER PROPERTY IN CHOICE LOCATION
- 2/3 BEDROOMS, GAS CENTRAL HEATING, & D/G
- IN & OUT BLOCK PAVED DRIVEWAY
- PORCH, HALLWAY, LOUNGE & SITTING ROOM
- DINING KITCHEN & REAR PORCH
- FAMILY BATHROOM & GUEST WC
- TANDEM DOUBLE GARAGE
- SOLD WITH NO CHAIN - VACANT POSSESSION
- LARGE REAR GARDEN WITH WOODLAND VIEWS
- VIEWING IS HIGHLY RECOMMENDED

Summary of Property

**** FREEHOLD DETACHED BUNGALOW ON A LARGE PLOT ** SOLD WITH NO CHAIN - VACANT POSSESSION ** CHOICE RESIDENTIAL LOCATION ** MUST SEE! **** JonSimon Estate Agents are delighted to present this exceptional two/three-bedroom detached freehold bungalow, occupying a substantial plot in the highly sought-after area of Walmersley. Offering enormous potential for extension and reconfiguration (subject to the necessary planning permissions), this impressive home provides a rare opportunity for buyers seeking space, flexibility, and future development potential. Enjoying a private position, the property is not overlooked to the rear, creating a peaceful and secluded setting. Internally, the accommodation is both spacious and versatile, briefly comprising an entrance porch leading into a welcoming hallway, a generously proportioned lounge filled with natural light, an additional sitting room, a well-sized dining kitchen ideal for family living and entertaining, rear porch, two further bedrooms, with the third bedroom easily being used as a home office or sitting room, a family bathroom, and a separate guest WC. To the first floor, there is a highly useful loft room which has already been plastered, offering excellent additional storage or further potential for conversion, subject to the relevant approvals. Externally, the property continues to impress. To the front is an extensive block-paved driveway providing ample off-road parking alongside a large tandem double garage. The attractive front garden is mainly laid to lawn with mature planting, while a useful brick-built store room adds further practicality. The expansive rear garden has been thoughtfully landscaped and features generous lawned areas, patio seating spaces ideal for outdoor entertaining, and a wonderfully secluded woodland section that enhances the property's charm and privacy. Situated within one of the area's most desirable residential locations, the home benefits from excellent transport connections to Manchester, Bury, and Rossendale, as well as convenient access to major motorway networks, making it particularly appealing for commuters. Offered for sale with no onward chain and vacant possession, purchasers can proceed with confidence knowing that timescales are unlikely to be delayed. Early viewing is highly recommended to fully appreciate the size, setting, and potential this unique property has to offer. Strictly by appointment only through the Ramsbottom office of JonSimon Estate Agents.

Tenure: Freehold



Local Authority

Bury Council

Band E

Tax Band Amount: £3122.96

Room Descriptions

Ground Floor

Porch

UPVC double glazed front door and window, tiled flooring and ceiling coving.

Hallway

Wall light, radiator, ceiling coving, ceiling point and stairs leading to the first floor landing.

Lounge

UPVC double glazed rear window, radiator, stone fireplace, wall lights, ceiling coving and ceiling point.

Sitting Room

UPVC double glaze rear and side windows, radiator, gas fire, ceiling coving and ceiling point.

Dining Kitchen

Range of wall and base units with complementary work surfaces, one and a half bowl sink unit with drainer, four ring gas hob with extractor unit above, double electric oven, integrated, dishwasher, fridge and freezer, radiator, fully tiled walls, tiled flooring, ceiling points and UPVC double glazed rear window.

Bedroom One

UPVC double glazed front window, fitted wardrobes and units, radiator and ceiling point.

Bedroom Two

UPVC double glazed front window, radiator, fitted wardrobes and units, ceiling point.

Bedroom Three/Study

UPVC double glazed side window, radiator and ceiling point.

Family Bathroom

A three-piece white suite comprising of a corner bath with mixer tap with shower above, low level WC, wash hand basin with storage cupboards underneath, radiator, fully tiled walls, ceiling point and UPVC double glazed

side window.

Guest WC

A low level WC, part tiled walls, ceiling point and UPVC double glazed side window.

Inner Hallway

Combi boiler, tiled flooring and ceiling point.

Rear Porch

UPVC double glazed rear windows and back door.

First Floor

Loft Room

UPVC double glazed front window, radiator, ceiling point, storage cupboard and access into the eaves.

Outside

Tandem Double Garage

A large garage with manual up and over garage door, two bowl sink unit with mixer tap, hot and water taps, power points, ceiling point, UPVC double glazed windows and composite double glazed side door.

Gardens & Parking

Front: Two block paved driveways, well established borders and shrubs.

Rear: A flagged patio area, extensive lawn area, well established borders and shrubs, water tap and gated access to the side.



Floorplan



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.