£175,000
Leasehold



JONSIMON
ESTATE AGENTS

St James Avenue, Bury, Lancashire BL8 1TD





Features

- A Well Presented Bay Fronted, Two Double Bedroom Plus Loft Area Terrace
- Spacious Lounge with Fireplace
- Modern Dining Kitchen & Utility Room
- Two Double Bedrooms
- Modern Three Piece Shower Room
- Well Maintained & Low Maintenance Front & Rear Gardens
- Situated On A Popular Road Close To Most Local Amenities
- On Street Parking
- Viewing is Highly Recommended on this Excellent Property and is Strictly By Appointment Only

Summary of Property

** IDEAL FIRST HOME ** TWO DOUBLE BEDROOMS & LOFT AREA ** UTILITY ROOM EXTENSION ** Beautifully presented bay-fronted terraced property situated just off Walshaw Road. Ideal for first-time buyers, this impressive home must be viewed to be fully appreciated. Located on the quiet and highly regarded St James Avenue in Walshaw, the property benefits from an excellent range of nearby amenities, including well-regarded primary and secondary schools. Bury town centre is only a short drive away, offering a wide selection of shops, supermarkets, restaurants, and bars. The accommodation briefly comprises an entrance vestibule, a spacious lounge with a bay window and fireplace, a large modern dining kitchen, and a utility room extension. To the first floor are two generous double bedrooms and a stylish three-piece shower room. There is also a useful loft room, accessed via a pull-down ladder, suitable for a variety of uses. Externally, the property features a fantastic enclosed rear garden and a low-maintenance enclosed garden to the front. Additional benefits include gas central heating via a combi boiler and UPVC double glazing throughout. Early viewing is highly recommended and strictly by appointment through our Ramsbottom office.

Tenure: Leasehold

Local Authority/Council Tax

Bury Council: A Annual Amount: £1703.43 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 1800Mbps Upload: 220Mbps

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

Local Authority

Bury Council
Band A
Tax Band Amount: £1703.43

Room Descriptions

Ground Floor

Vestibule
Double glazed front door leads into entrance vestibule, door leads into Lounge.

Lounge
Living flame coal effect gas fire with feature surround, double glazed bay fronted window double radiator, TV ariel point.

Dining Room
Superb modern range of wall and base units incorporating single drainer stainless sink unit, gas cooker point, extractor hood, staircase leading to first floor, double radiator, TV ariel point. Double glazed window to the rear, door leads to utility room.

Utility Room
Plumbed for washing machine, wall mounted gas central heating boiler, double glazed window to the side, double glazed external door.

First Floor

Landing
Loft access with pull down ladder.

Bedroom One
Modern built in wardrobes with matching over bed storage, double glazed window to the front, double radiator, TV ariel point.

Bedroom Two
Modern 3 piece white suite comprising: Large walk in shower area with p-shaped shower cubicle with mixer shower, wash hand basin, low level wc, double glazed window, heated towel rail, tiled to exposed areas.

Shower Room

Loft Room
The loft area is very spacious and is fully boarded with double glazed velux window.

Outside

Yard
The property has a neatly presented enclosed garden to the front. The rear garden is beautifully presented with paved areas and well stocked borders with sleepers. Gate access.







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.

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