

£325,000  
Leasehold



JON SIMON  
ESTATE AGENTS

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### Features

- A Well Presented Three Bedroom Semi-Detached Bay Fronted Family Home
- Front Porch & Hallway
- South Facing Rear Garden and Patio Areas
- Spacious Lounge & Separate Dining Room With Feature Bay Windows
- Kitchen & Rear Porch
- Gas Central Heated & Double Glazed Windows
- White Three Piece Family Bathroom
- Large Garage & Driveway for Several Cars
- Sought After Location, Close To Local Amenities And Transport Links
- Potential to Extend
- Viewing Is Highly Recommended and Strictly By Appointment Only

## Summary of Property

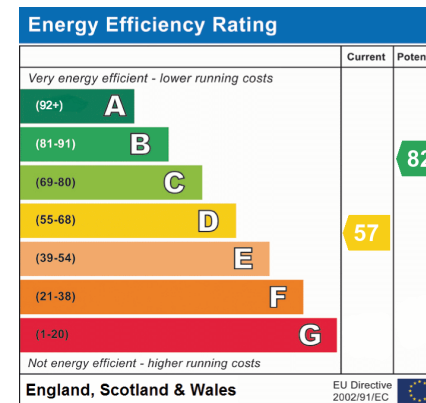
**\*\* SOUTH FACING REAR GARDEN \*\* LARGE GARAGE \*\* POTENTIAL TO EXTEND \*\* VIEWS OF PEEL TOWER \*\* MUST SEE! \*\***

JonSimon are delighted to present to the market this beautifully maintained three-bedroom 1930s bay-fronted semi-detached family home, occupying a generous plot in one of Ramsbottom's most sought-after residential locations. Ideally positioned close to highly regarded schools, local amenities, and excellent motorway connections, this attractive property offers spacious and versatile accommodation throughout, making it an ideal choice for growing families. The accommodation briefly comprises a recently installed entrance porch leading into a welcoming hallway, a generous lounge featuring French patio doors that open onto the rear garden, and a bright bay-fronted dining room providing an excellent space for entertaining. Further ground floor accommodation includes a rear porch and a fully fitted kitchen offering ample storage and workspace. To the first floor, there are three well-proportioned bedrooms and a contemporary three-piece family bathroom suite finished in white. The property benefits from UPVC double glazing throughout and is warmed by a gas-fired central heating system. Externally, the home enjoys excellent kerb appeal with a low-maintenance front garden incorporating decorative pebbled areas, well-stocked borders, and a tarmac driveway providing ample off-road parking for several vehicles, leading to an integral garage. To the rear is a particularly attractive south-facing garden, thoughtfully designed with paved and decked seating areas, mature shrubs, and established borders, creating a private and enjoyable outdoor space. Additional benefits include a useful brick-built outbuilding and a timber garden shed, providing valuable storage. Properties in this highly desirable location rarely remain on the market for long. Early viewing is strongly recommended to fully appreciate the accommodation, plot size, and excellent position on offer. Viewings are strictly by appointment through our Ramsbottom office.

Tenure: Leasehold - £20 a year

Local Authority/Council Tax: Bury Council: C Annual Amount: £2271.24 Approx.

Flood Risk: Very Low



### Local Authority

Bury Council  
Band C  
Tax Band Amount: £2271.24

## Room Descriptions

### Ground Floor

#### Porch

A composite double glazed front door and windows, laminate flooring and wall lights.

#### Hallway

Feature stain glass door and windows, radiator, under the stairs cupboard, ceiling point and stairs leading to the first floor landing.

#### Lounge

UPVC double glazed French patio doors and UPVC double glazed bay rear window, radiator, ceiling coving, ceiling rose and ceiling point.

#### Dining Room

UPVC double glazed bay fronted window, radiators, wall lights, ceiling coving and ceiling point.

#### Kitchen

A range of wall and base units with complementary work surface, 1 1/2 bowl sink unit with drainer, four ring gas hob with extractor unit above, double electric oven, integrated dishwasher and fridge, part tiled walls, ceiling spotlights, boiler, tile effect flooring and UPVC double glazed side window.

#### Rear Porch

UPVC double glazed back door, ceiling coving and ceiling point.

### First Floor

#### Landing

UPVC double glazed side window, loft access and ceiling point.

#### Bedroom One

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

#### Bedroom Two

UPVC double glazed bay window, radiator, feature fireplace, wall lights, ceiling coving and ceiling point.

#### Bedroom Three

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

#### Family Bathroom

A three-piece white suite comprising of a panel bath with mixer taps, shower above, glass shower screen, low level WC, wash hand basin, fully tiled walls, radiator, storage cupboard housing the water tank, extractor unit, ceiling spotlights and UPVC double glazed rear window.

#### Outside

#### Garage

A large single garage with manual up and over garage door, side and rear windows, power points, plumbed for washing machine and ceiling points.

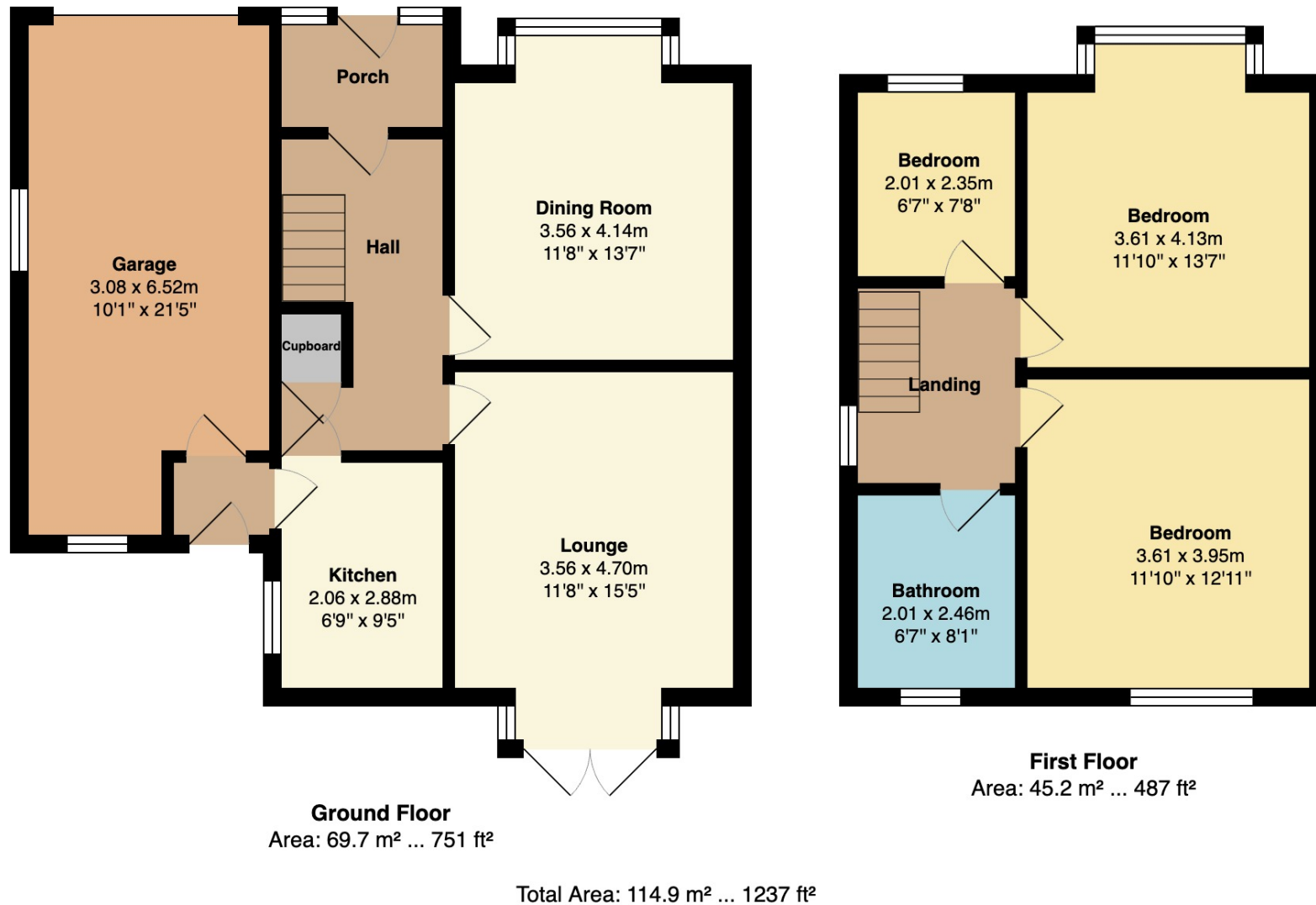
#### Parking & Gardens

Front: Tarmac driveway and pebble driveway providing ample off-road parking, well established borders and shrubs.

Rear: A large flagged and decked patio area, brick built outhouse, outside water tap, well established borders and shrubs, steps down leading to an additional paved patio area, low maintenance pebbled area, wooden shed 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.