

£315,000
Freehold



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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 Window
- Conservatory Extension
- Gas Central Heated & Double Glazed Windows
- 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

**** NO CHAIN - VACANT POSSESSION ** THREE BEDROOM FAMILY HOME ** DETACHED GARAGE & LARGE DRIVEWAY ** SOUTH FACING REAR GARDEN ** MUST SEE!! **** A well-presented and traditionally constructed three-bedroom bay-fronted semi-detached home, occupying a highly desirable position in the heart of Holcombe Brook. Conveniently located within walking distance of the highly regarded Holcombe Brook Primary School, the property also enjoys easy access to local shops, amenities and transport links, with Ramsbottom, Bury and the motorway network all within a short drive. Offered for sale with no onward chain and vacant possession, this much-loved family home has been meticulously maintained by the same owners for over 54 years. The property boasts generous off-road parking, a detached garage and a substantial enclosed rear garden, making it an excellent opportunity for families and downsizers alike. Benefiting from gas-fired central heating and uPVC double glazing throughout, the accommodation briefly comprises: an entrance porch, welcoming hallway, spacious bay-fronted living room, separate dining room, conservatory and fitted kitchen. To the first floor are three well-proportioned bedrooms and a three-piece family bathroom. Externally, the property is set back from the road behind a parking forecourt, with a side driveway providing access to a detached single garage. The attractive rear garden offers a secure outdoor space, featuring paved and decked patio areas ideal for entertaining, together with a low-maintenance artificial lawn. This is a rare opportunity to acquire a cherished home in one of Holcombe Brook's most sought-after residential locations. Early viewing is highly recommended and is strictly by appointment through our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax

Bury Council: D Annual Amount: £2555.15 Approx.

Flood Risk: Very Low

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Local Authority

Bury Council
 Band D
 Tax Band Amount: £2555.15

Room Descriptions

Ground Floor

Porch

UPVC double glazed front door and windows, wall light.

Hallway

Radiator, storage cupboard, laminate flooring, ceiling coving, under the stairs cupboard and ceiling point.

Lounge

UPVC double glazed bay fronted window, coal effect electric fire, radiator, ceiling point and wall lights.

Dining Room

UPVC double glazed sliding patio doors, radiator, ceiling coving and ceiling point.

Conservatory

UPVC double glazed French patio doors and windows, laminate flooring, electric wall mounted radiator.

Kitchen

Range of wall and base units with complementary work surface, single bowl sink unit with drainer, electric four ring hob with extractor unit above, electric oven, integrated dishwasher, washing machine and dryer. Radiator, part tiled wall, ceiling spotlights,, UPVC double glazed rear window and UPVC double glazed back door.

First Floor

Landing

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

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Family Bathroom

A three-piece white suite comprising of a panel bath with mixer tap, shower above, WC, wash and basin, storage cupboard underneath, chrome towel radiator, storage cupboard housing the Combi boiler, fully tiled walls, ceiling spotlights and UPVC double glazed rear window.

Outside

Garage

A single detached garage with manual up and over garage door, power point and ceiling point.

Gardens & Parking

Front: A flagged driveway providing off-road parking leading down to the garage.

Rear: A decked patio area, Astroturf lawn, well established borders and shrubs, wooden shed, low maintenance pebbled area with fence panel.



Floorplan



Ground Floor
Area: 50.6 m² ... 545 ft²

First Floor
Area: 42.4 m² ... 456 ft²

Total Area: 93.0 m² ... 1001 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.