

£385,000
Leasehold



JON SIMON
ESTATE AGENTS

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Features

- Superb Three Bedroom Semi-Detached Family Home
- Large Entrance Hallway
- Spacious Lounge with Feature Fireplace
- Stunning Downstairs Family Bathroom
- Separate Dining Room with Patio Door
- Modern Upstairs Shower Room
- Modern Fitted Kitchen
- Three Double Bedrooms
- Double Glazed Windows & Gas Central Heating
- Quiet Cul-De-Sac Location on a Desirable Residential Estate
- Landscaped Front & Rear Gardens with Patio Areas
- Paved Driveway for ample off road parking
- Viewing is a absolute must to appreciate the size of this property

Summary of Property

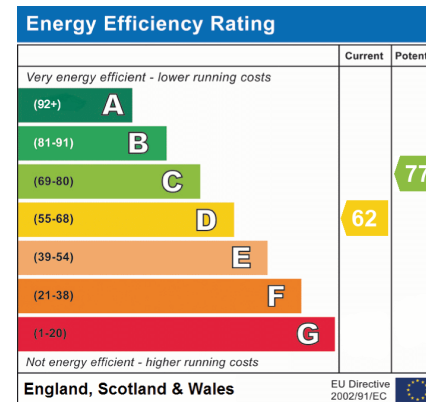
**** BEAUTIFUL THREE BEDROOM SEMI-DETACHED FAMILY HOME ** TWO LARGE RECEPTION ROOMS ** QUIET CUL-DE-SAC LOCATION IN GREENMOUNT VILLAGE ** SUPERB DOWNSTAIRS FAMILY BATHROOM, MODERN UPSTAIRS SHOWER ROOM ** MUST SEE!! **** Nestled within a peaceful cul-de-sac in one of the area's most sought-after residential locations, this exceptionally spacious semi-detached family home occupies a generous plot and offers an outstanding opportunity for modern family living. Externally, the property boasts a beautifully landscaped rear garden featuring colourful, well-stocked flower borders, a low-maintenance lawn, and a combination of paved and flagged patio areas, creating the perfect space for outdoor entertaining, al fresco dining, or simply relaxing in the sunshine. To the front, a paved driveway provides ample secure off-road parking. Internally, the home is entered via a welcoming and spacious entrance hallway, leading to a generous family lounge centred around an attractive fireplace, ideal for cosy evenings. A separate dining room with French doors opening onto the rear garden provides an excellent space for both everyday family life and entertaining. The modern fitted kitchen offers an excellent range of storage units and generous worktop space. Completing the ground floor is a versatile third bedroom, which could also be used as a sitting room or home office, together with a contemporary three-piece family bathroom. To the first floor are two well-proportioned double bedrooms, served by a stylish contemporary shower room. Properties of this size and quality in such a desirable location rarely remain on the market for long. Early viewing is highly recommended to fully appreciate everything this superb home has to offer. Viewings are strictly by appointment through our Ramsbottom office.

Tenure: Leasehold - £15 a year

Local Authority/Council Tax: Bury Council: D Annual Amount: £2555.15 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1000Mbps Upload: 1000Mbps



Local Authority

Bury Council

Band D

Tax Band Amount: £2555.15

Room Descriptions

Ground Floor

Entrance Hallway

Composite double glazed front door and windows, laminate flooring, radiator, storage cupboard, ceiling points and stairs leading to the first floor landing.

Lounge

UPVC double glazed front window, gas fire with feature surround, radiator, TV point and ceiling point.

Dining Room

UPVC double glazed French patio doors, radiator and ceiling point.

Kitchen

A modern range of wall and base units with complementary works surface, 1 1/2 bowl sink unit with drainer, gas cooker with four ring gas hob, extractor unit above, integrated fridge, freezer, plumbed for washing machine and dryer, part tiled walls, ceiling spotlights, radiator, UPVC double glazed rear window and UPVC double glazed back door.

Bedroom / Sitting Room

UPVC double glazed front window, radiator, storage cupboard housing the combi boiler, storage cupboard and ceiling point.

Family Bathroom

A modern three-piece white bathroom suite comprising of a P-shaped bath with mixer tap, shower above, glass shower screen, wash hand basin with storage cupboard underneath, radiator, part tiled walls, extractor unit, ceiling spotlights and UPVC double glaze side window.

First Floor

Landing

Ceiling point.

Bedroom One

UPVC double glazed window, fitted wardrobes and units, storage into the eaves, radiator and ceiling point.

Bedroom Two

UPVC double glazed rear and side window windows, Velux window, radiator, storage into the eaves and ceiling points.

Shower Room

A modern three-piece white suite comprising of a large walk-in shower unit, wash hand basin with storage cupboard underneath, radiator, chrome towel radiator, part tiled walls, tiled flooring, extractor unit, ceiling spotlights and UPVC double glazed rear window.

Outside

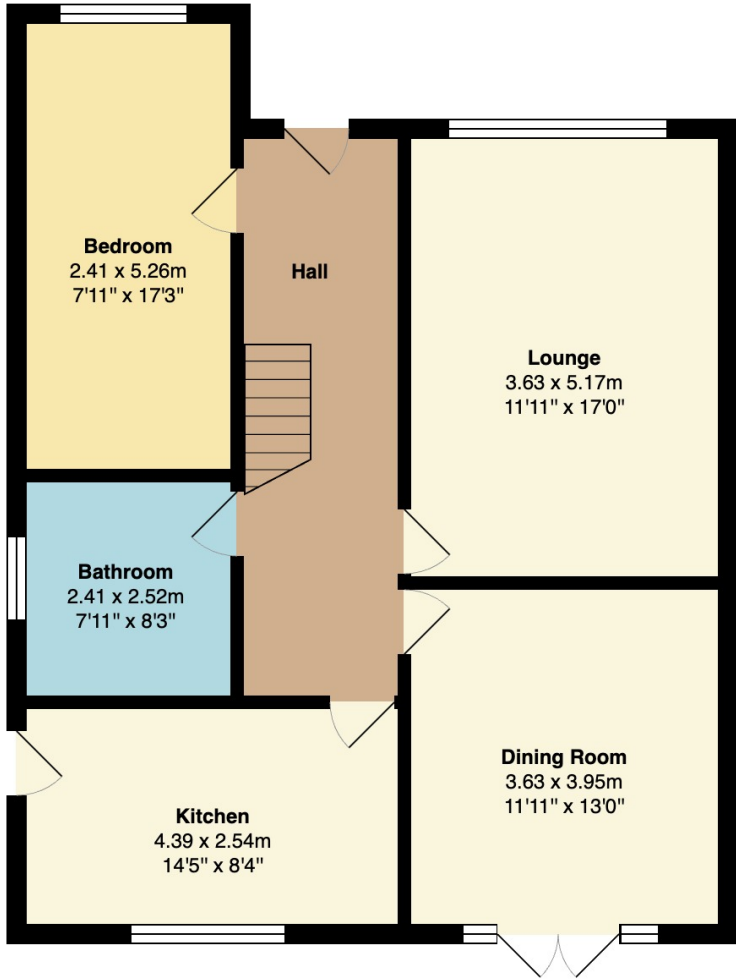
Gardens & Parking

Front: Flagged driveway for several cars, well-maintained borders and shrubs and gated access to the side.

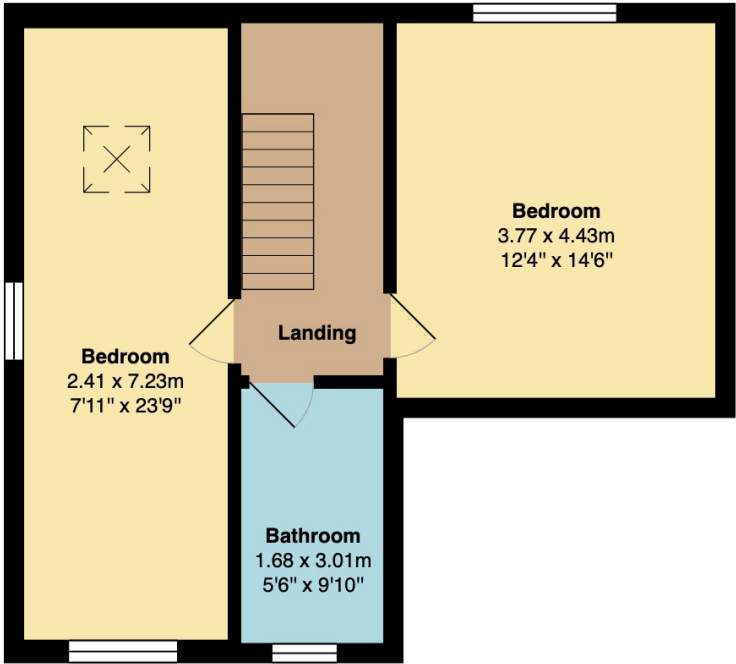
Rear: A large block paved patio area, well maintained lawn area, well established borders and shrubs, wooden shed, external water tap and fence panel surround.



Floorplan



Ground Floor
Area: 79.2 m² ... 852 ft²



First Floor
Area: 48.3 m² ... 520 ft²

Total Area: 127.5 m² ... 1372 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.