

£185,000
Leasehold



JON SIMON
ESTATE AGENTS

JON SIMON
ESTATE AGENTS



Features

- A WELL PRESENTED SPACIOUS MID TERRACED PROPERTY
- TWO GOOD SIZED DOUBLE BEDROOMS
- REWIRED, CARPETS & NEW ROOF
- UPVC DOUBLE GLAZING & NEW COMBINATION GAS CENTRAL HEATING
- BRAND NEW FITTED KITCHEN & BATHROOM
- SOLD WITH NO CHAIN - VACANT POSSESSION
- TWO RECEPTION ROOMS
- ENCLOSED REAR YARD AND FRONT GARDEN
- VESTIBULE, HALLWAY & LANDING
- CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT LINKS
- VIEWING IS ESSENTIAL TO BE FULLY APPRECIATED

Summary of Property

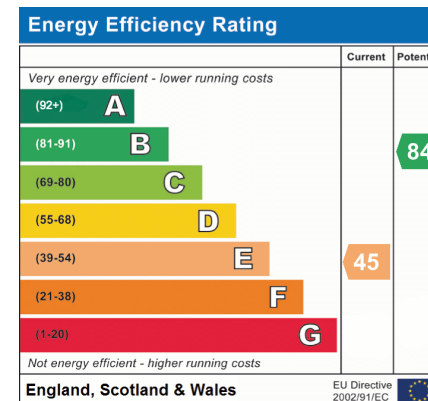
**** NO CHAIN - VACANT POSSESSION ** BRAND NEW FITTED KITCHEN & BRAND NEW FAMILY BATHROOM ** TWO RECEPTION ROOMS ** NEW ROOF ** MUST SEE! **** A deceptively spacious and beautifully presented two double bedroom, garden-fronted mid-terrace property, ideally positioned in a highly sought-after location just outside Bury town centre. The property enjoys excellent access to a wide range of local amenities, a convenient parade of shops, and the popular Clarence Park, making it an ideal choice for first-time buyers, small families, or those looking for a well-connected home within a thriving community. Offering a fantastic layout designed for modern living, the property benefits from UPVC double glazing and gas-fired central heating via a recently installed combination boiler. The accommodation briefly comprises: entrance vestibule, welcoming hallway, spacious lounge, separate dining room, and a newly fitted kitchen extension. To the first floor are two generously proportioned double bedrooms and a contemporary three-piece bathroom suite. Externally, the property boasts a front garden and an enclosed, low-maintenance rear yard with AstroTurf, providing an excellent private outdoor space. A useful lean-to adds further versatility and could be utilised for a variety of purposes, including storage, a utility area, or additional workspace. Lovingly maintained by the current owners, this delightful home is presented in excellent condition and is ready for the new owner to move straight into. Early viewing is highly recommended and is strictly by appointment only through our Ramsbottom office.

Tenure: Leasehold

Local Authority/Council Tax

Bury Council: A Annual Amount: £1703.43 Approx.

Flood Risk: Very Low



Local Authority

Bury Council

Band A

Tax Band Amount: £1703.43

Room Descriptions

Ground Floor

Vestibule

A composite double glazed front door, meter cupboards and ceiling coving.

Hallway

Radiator, ceiling coving, ceiling point and stairs leading to the first floor landing.

Lounge

UPVC double glazed front window, radiator and ceiling point.

Dining Room

UPVC double glazed rear window, radiator and ceiling point.

Kitchen

Modern range of wall and base units with complementary work surface, single bowl sink unit with drainer, combi boiler, plumbed for washing machine and gas cooker, ceiling point, radiator, storage cupboard, double glazed rear window and back door.

First Floor

Landing

Loft access, radiator, built-in shelves and ceiling point.

Bedroom One

UPVC double glazed front window, radiator and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

Family Bathroom

A three-piece white suite comprising of a panel bath with mixer tap and shower head, low level WC, wash hand basin, radiator, extractor fan and ceiling point.

Outside

Yard

Artificial grass flooring, and gated access to the rear.

Lean-To

UPVC double glazed door and single glazed window, single bowl sink unit with drainer, work surface, power points.



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.