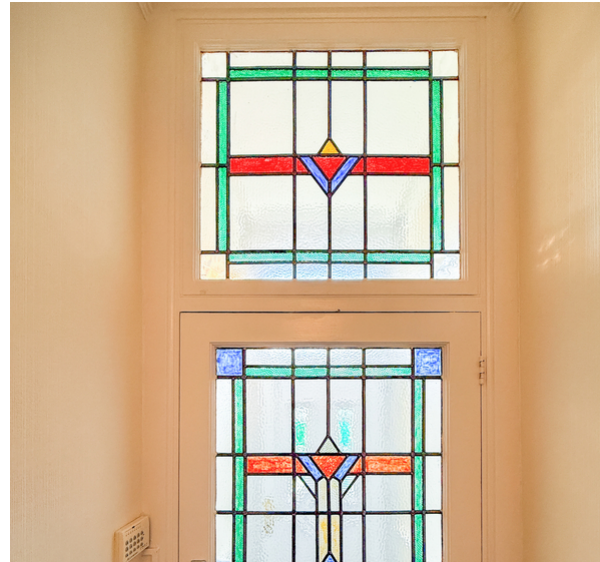


Offers Over
£280,000
Leasehold



JON SIMON
ESTATE AGENTS

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Features

- Beautiful Bay Fronted Three Bedroom End Terrace
- Bursting with Character
- Set in the Sought-After Village of Greenmount
- Enclosed Rear Garden with Brick Built Outhouse
- No Onward Chain - Vacant Possession
- Two Large Receptions With Feature Fireplaces
- Modern Fitted Kitchen with Appliances
- Super Modern Three Piece Shower Room
- Three Good Sized Bedrooms With Feature Fireplaces
- Vestibule & Hallway
- Viewing Is Highly Recommended and Strictly By Appointment Only

Summary of Property

**** STUNNING BAY-FRONTED THREE-BEDROOM END-TERRACE HOME – NO ONWARD CHAIN ** TWO LARGE RECEPTION ROOMS ** MUST SEE!! ****

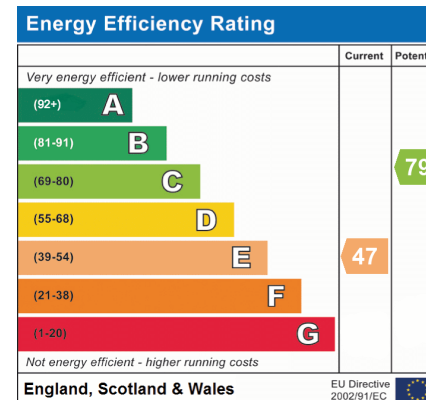
This gorgeous bay-fronted three-bedroom end-terrace property occupies a superb position and offers exceptionally spacious, bright and beautifully presented accommodation throughout. Finished to a fabulous standard, this impressive home must be viewed internally to be fully appreciated.

The accommodation is both generous and well proportioned, beginning with an entrance vestibule leading into a welcoming hallway featuring an attractive stained-glass door and window. The ground floor offers a spacious and light-filled lounge with a feature fireplace, providing an ideal space for relaxing, together with a separate dining room, also benefiting from a feature fireplace and offering the perfect setting for family meals and entertaining.

Completing the ground floor is a modern fitted kitchen, incorporating a range of contemporary units, complementary work surfaces and a selection of integrated appliances. To the first floor, the property offers three good-sized bedrooms, providing flexible accommodation for families, guests or those working from home. These are complemented by a large and impressive modern shower room, finished to a high standard.

Externally, the property benefits from a garden frontage, while to the rear there is a paved patio area, ideal for outdoor dining, entertaining or simply relaxing. A particular feature of the property is the unique secure brick-built outhouse, offering excellent additional storage and providing a useful space for securely storing bicycles, a motorbike or other outdoor equipment.

The property is offered for sale with no onward chain and vacant possession, making it an ideal opportunity for purchasers looking for a straightforward move. Situated in a highly convenient and popular location, the property is within easy reach of the



Local Authority

Bury Council

Band C

Tax Band Amount: £2271.24

Room Descriptions

Ground Floor

Vestibule

UPVC double glazed door and window, ceiling coving and wall light.

Hallway

Original stain glass window and door, radiator, ceiling coving, ceiling point and stairs leading to the first floor landing.

Lounge

UPVC double glazed bay fronted window, fire with feature surround, wall lights, radiator, ceiling coving, ceiling rose and ceiling point.

Dining Room

UPVC double glazed rear and side windows, coal effect gas fire with feature surround, radiator, laminated flooring, large storage cupboard, ceiling coving, ceiling rose and ceiling point.

Kitchen

A modern range of wall and base units with complementary work surface, single bowl sink unit with drainer and mixer tap, four ring induction hob with extractor unit above, integrated electric oven, fridge, freezer and washing machine, radiator, part tiled walls, ceiling point UPVC double glazed side window and UPVC double glazed back door.

First Floor

Landing

Loft access and ceiling point.

Bedroom One

Two UPVC double glazed front windows, radiator, feature fireplace, fitted wardrobes and ceiling point.

Bedroom Two

UPVC double glazed rear window, fitted wardrobes, feature fireplace, radiator and ceiling point.

Bedroom Three

UPVC double glazed side window, radiator, fitted wardrobes, feature fireplace, loft access and ceiling point

Shower Room

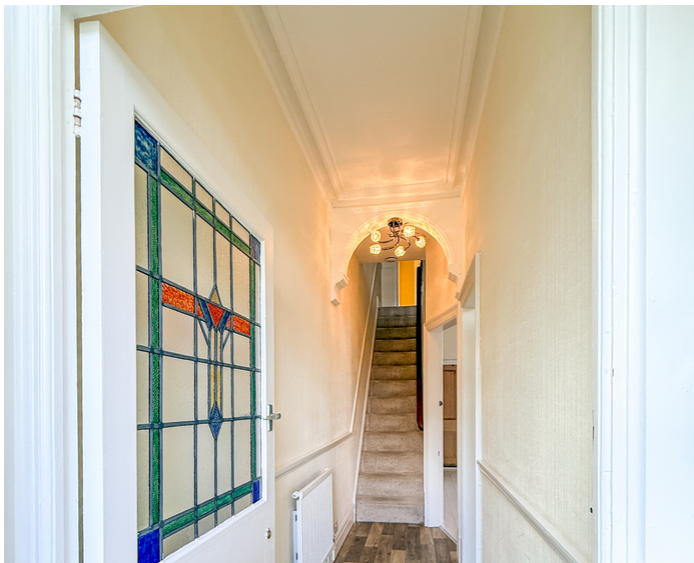
A modern three-piece white suite comprising of a large walk-in shower unit, low level WC, wash hand basin with storage cupboards underneath, fully tiled walls and flooring, storage cupboard, chrome towel radiator, ceiling spotlights, extractor unit and UPVC double glazed side window.

Outside

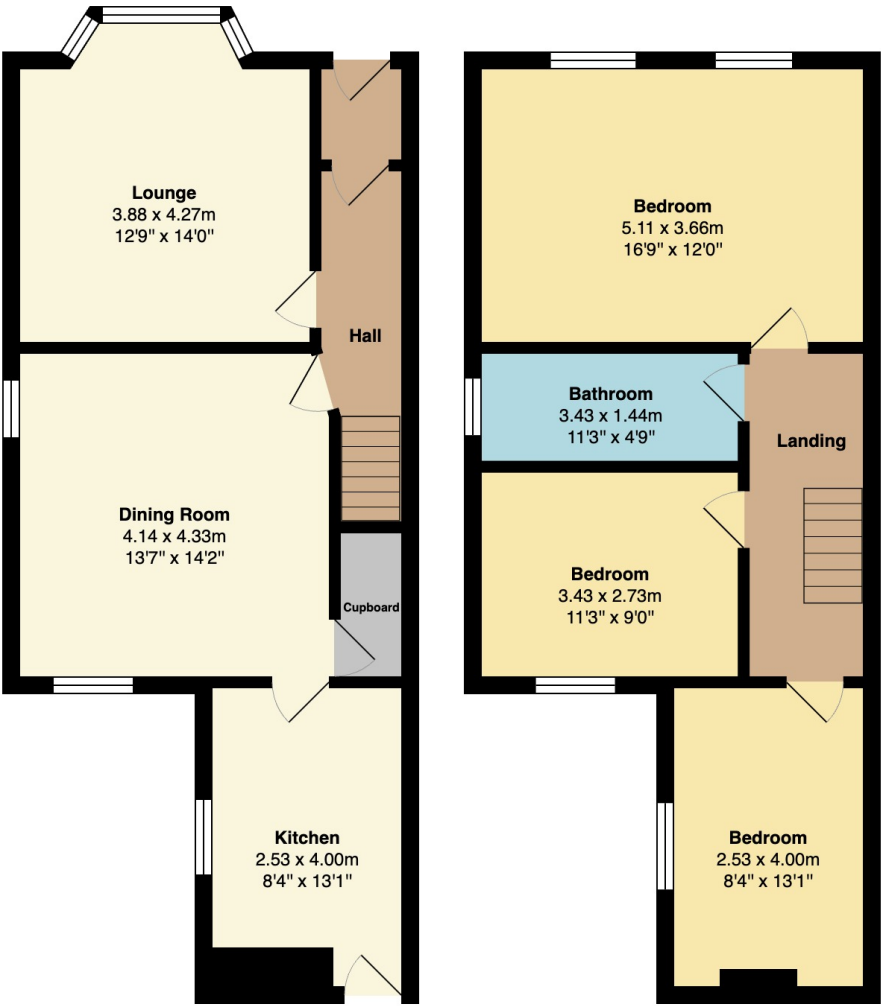
Yard & Outhouse

Concrete paved yard with outside water tap, gated access and double gated access.

Brick built outhouse, external power powers, manual roller door, power points, shelves and ceiling point.



Floorplan



Ground Floor
Area: 53.4 m² ... 574 ft²

First Floor
Area: 52.2 m² ... 562 ft²

Total Area: 105.5 m² ... 1136 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.