

£300,000
Freehold



JON SIMON
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Features

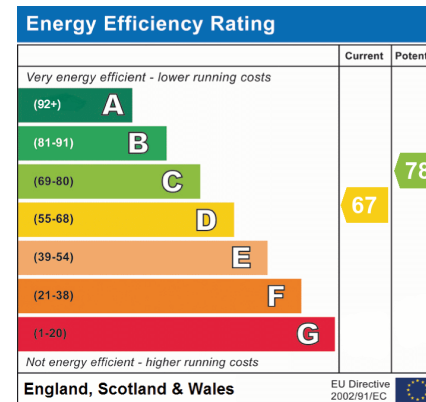
- DECEPTIVELY SPACIOUS DETACHED TRUE BUNGALOW
- FREEHOLD PROPERTY
- NO ONWARD CHAIN - VACANT POSSESSION
- SPACIOUS LOUNGE
- WET ROOM
- WELL MAINTAINED FRONT & REAR GARDENS WITH PATIO AREAS
- DRIVEWAY FOR OFF ROAD PARKING
- PROMINENT RESIDENTIAL LOCATION
- EASY ACCESS TO BURY CENTRE & ON DOORSTEP OF COUNTRYSIDE
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

Summary of Property

**** DETACHED FREEHOLD TRUE BUNGALOW ** NO ONWARD CHAIN ** GOOD SIZED PLOT ** MUST SEE! **** JonSimon Estate Agents are delighted to offer for sale this deceptively spacious and extended three-bedroom detached true bungalow, occupying a highly sought-after position on the ever-popular Walmersley Old Road. True bungalows on this particular road rarely come to the market, making this an excellent opportunity for purchasers seeking generous single-storey accommodation in a convenient and desirable location. The property is ideally positioned to enjoy the best of both convenience and lifestyle, with excellent transport links providing easy access to both Bury and Ramsbottom town centres, where a wide range of shops, restaurants, bars and local amenities can be found. Beautiful local countryside is also close by, offering plenty of opportunities for walking and enjoying the surrounding area, while Junction 1 of the M66 motorway is only a short drive away, making the property particularly convenient for commuters. Internally, the accommodation is spacious and well laid out, offering excellent potential for a variety of purchasers. The property is entered via a welcoming entrance hallway, leading through to a generous lounge featuring double doors opening directly onto the rear garden, allowing plenty of natural light to flow into the room and creating a seamless connection between the indoor and outdoor living spaces. The fitted kitchen/diner provides ample space for both cooking and dining, while the bungalow further offers three well-proportioned bedrooms and a practical wet room. Externally, the property benefits from gardens to both the front and rear, providing attractive outdoor space for relaxation and enjoyment. A good-sized driveway offers valuable off-road parking. The property is offered for sale with no onward chain and vacant possession, allowing for the potential of a straightforward and convenient purchase. Given the rarity of detached true bungalows becoming available on Walmersley Old Road, early viewing is highly recommended to fully appreciate the size, location and potential this fantastic home has to offer. Viewings are strictly by appointment only via our Ramsbottom office.

Tenure: Feehold

Local Authority/Council Tax



Local Authority

Bury Council

Band C

Tax Band Amount: £2271.24

Room Descriptions

Ground Floor

Entrance Hallway

UPVC double glazed front door, radiator, large storage cupboard, ceiling coving, loft access and ceiling points.

Lounge

UPVC double glazed front window, coal effect gas fire with stone surround, radiator, ceiling coving, ceiling points and UPVC double glazed French patio doors.

Kitchen

Range of wall and base units with complementary work surface, four ring electric hob, single bowl sink unit with drainer, electric oven, plumbed for washing machine and dryer, boiler, radiator, part tiled walls, ceiling point, UPVC double glazed side and rear windows, back door.

Bedroom One

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

Bedroom Two

UPVC double glazed front window, radiator, ceiling coving and ceiling point.

Bedroom Three/Dining Room

UPVC double glazed front window, radiator, ceiling coving and ceiling point.

Shower Room

A wet room comprising of a low-level WC, wash hand basin, electric shower, radiator, part-tiled walls, and UPVC double glazed rear window.

Outside

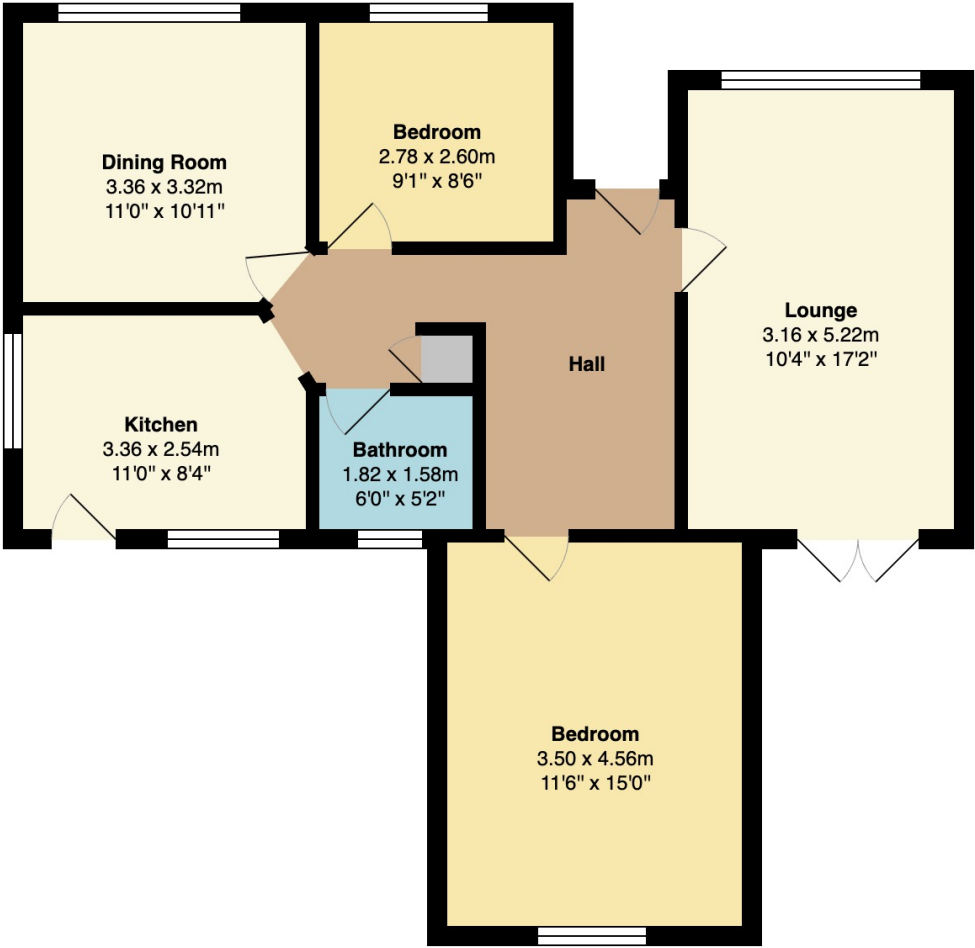
Gardens & Parking

Front garden: A flagged paved driveway providing off-road parking, lawn area with well established borders and shrubs.

Rear: A large paved patio areas, lawn area, well established borders and shrubs, wooden shed and brick built outhouse for storage.



Floorplan



Ground Floor
Area: 77.2 m² ... 831 ft²

Total Area: 77.2 m² ... 831 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.