

£399,995
Freehold



JON SIMON
ESTATE AGENTS

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Features

- A Stunning Three Bedroom Detached True Bungalow
- No Chain - Vacant Possession
- Block Paved Driveway, Gates & Garage
- Entrance Hallway & Guest WC
- Large Lounge & Dining Area
- Brand New Kitchen with Appliances
- Three Good Sized Bedrooms
- Modern Three Piece Shower Room
- Gas Central Heated & Double Glazed Windows
- Well Designed and Maintained Front and Rear Gardens with Patio Areas
- Situated on a very popular road in Greenmount Village
- Viewing is a absolute must to appreciate the size of this property and is strictly by appointment only

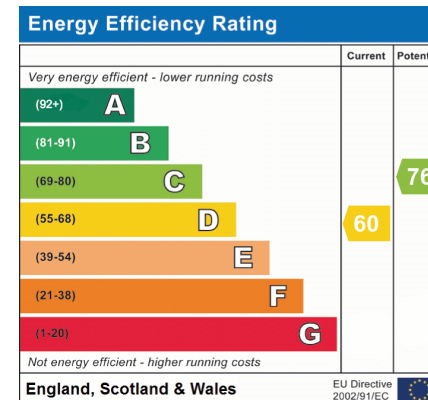
Summary of Property

**** NO ONWARD CHAIN - VACANT POSSESSION ** BRAND NEW FITTED KITCHEN ** BEAUTIFUL BRIGHT INTERIOR ** LANDSCAPED REAR GARDEN & GARAGE ** MUST SEE! **** A truly impressive three-bedroom detached bungalow, extensively refurbished throughout and occupying a highly desirable position within the sought-after village of Greenmount.

This exceptional home has been thoughtfully modernised to create a stylish and contemporary living environment, offering the perfect opportunity for the incoming purchaser to simply move in and enjoy. Offered with the added benefit of no onward chain, the property combines generous accommodation, high-quality finishes and attractive landscaped gardens in a highly desirable setting.

Greenmount is renowned for its excellent range of local amenities and beautiful surrounding countryside. The village provides a selection of independent shops, cafés, restaurants and well-regarded schools, together with excellent transport links providing convenient access to surrounding towns and motorway networks. For those who enjoy the outdoors, the property is ideally positioned for access to some of the area's most popular countryside destinations, including Holcombe Hill, Peel Tower and an abundance of scenic walking routes.

The property has undergone an extensive programme of refurbishment, with considerable attention given to both presentation and functionality. Improvements include an updated electrical system, a stylish newly fitted kitchen with integrated appliances, a contemporary shower room, modern guest WC and attractive interior finishes throughout. Internally, the accommodation comprises a welcoming entrance hallway, modern guest WC and a spacious, naturally bright lounge featuring an attractive feature fireplace. The impressive new kitchen is fitted with a range of contemporary wall and base units together with integrated appliances. An inner hallway leads to three well-proportioned bedrooms and a modern shower room. Externally, the property continues to impress. To the front is a generous block-paved driveway providing ample off-road parking for several vehicles, with secure double gates leading through to the detached single garage. The front garden has been attractively



Local Authority

Bury Council

Band D

Tax Band Amount: £2555.15

Room Descriptions

Ground Floor

Entrance Hallway

UPVC double glazed front door and windows, radiator, laminate flooring and ceiling point.

Guest WC

A modern two piece white suite comprising of a low-level WC, wash hand basin, part tiled wall, laminate flooring, ceiling point and UPVC double glazed side window.

Lounge

UPVC double glazed front and side windows, radiator, electric wall mounted fire with surround, ceiling coving and ceiling points.

Kitchen

A brand-new modern fitted kitchen with a range of a wall in base unit with complementary worksurface, 1 1/2 bowl sink unit with drainer, four ring electric hob with extractor unit above, integrated microwave, electric oven, fridge, and freezer, radiator, plumbed for washing machine and dishwasher, laminate flooring, part tiled walls, ceiling point, UPVC double glazed side window and side door.

Inner Hallway

Loft access and ceiling point.

Bedroom One

UPVC double glazed rear window, radiator and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

Bedroom Three

UPVC double glazed side window, radiator and ceiling point.

Shower Room

A three piece white suite comprising of a large walk-in shower unit, WC, wash hand basin, radiator, fully tiled walls and flooring, radiator, extractor unit, ceiling spotlights and UPVC door glazed side window.

Outside

Garage

A single garage with manual up and over garage door. UPVC double glazed side door.

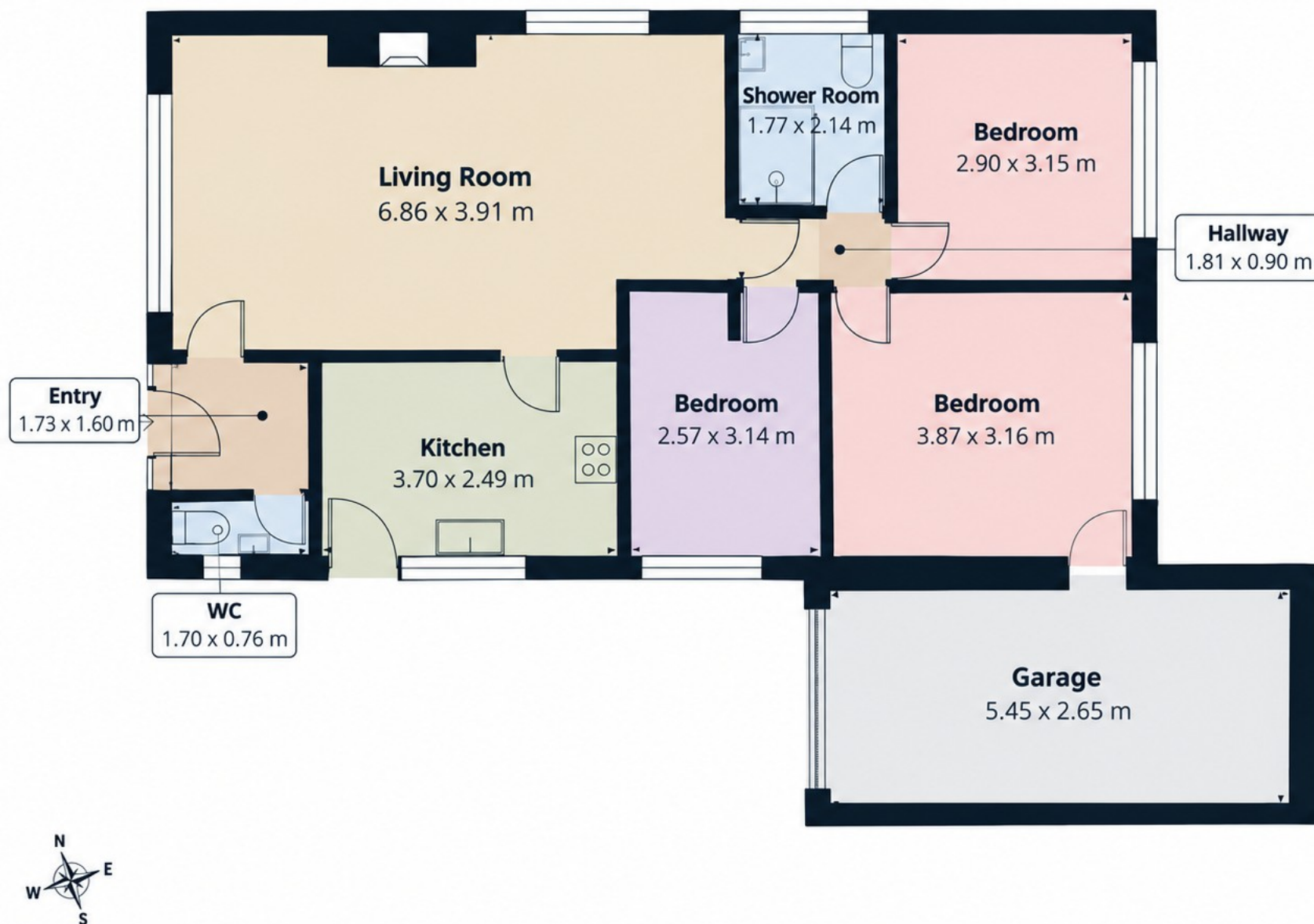
Parking & Gardens

Front: Block paved driveway for ample off road parking, double metal gates, well maintained borders, lawn and shrubs.

Rear: A large paved patio area, lawn area, well maintained borders and shrubs, additional patio area and fence panels surround.



Floorplan



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.

28, Bolton Road West, Ramsbottom, Bury, BL0 9ND 01706 489 966 ramsbottom@jonsimon.co.uk