

Offers Over
£250,000
Freehold



JS SIMON
ESTATE AGENTS



Features

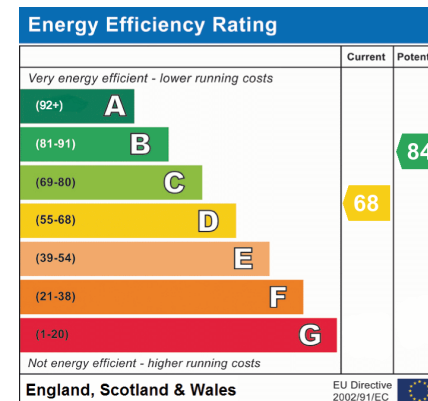
- Stunning Three Bedroom Bay Fronted Semi-Detached Home
- No Chain - Vacant Possession
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Stylish Three Piece Family Bathroom
- Fully Refurbished Throughout
- Entrance Hallway & Landing Area
- Well Maintained Established Front, Side & Rear Gardens
- Bright & Airy Accommodation
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** NO ONWARD CHAIN - VACANT POSSESSION ** STUNNING THREE BEDROOM SEMI-DETACHED FAMILY HOME ** CORNER PLOT ** DRIVEWAY FOR OFF ROAD PARKING ** MUST SEE! **** JonSimon Estate Agents are delighted to bring to the market this stylishly presented three-bedroom home, situated in the popular Elton area of Bury. Ideally positioned with Elton Reservoir and Whitehead Park right on the doorstep, the property also offers excellent access to Bury town centre, local amenities and the Metrolink, providing convenient links into Manchester City Centre. The property is also well placed for a selection of well-regarded primary and secondary schools. Upon entering the property, you are welcomed into the entrance hallway, which provides access to the first floor and the principal reception rooms. To the right is the spacious living room, featuring a bay window to the front and an additional window to the rear, creating a bright and welcoming space. The room has been freshly decorated and benefits from newly laid laminate flooring. Also accessed from the hallway is the separate dining room, which continues the laminate flooring and features a second bay window, together with a useful storage cupboard. To the rear of the property is the modern fitted kitchen, comprising a range of wall and base units with contrasting work surfaces over, integrated electric oven and hob, and space for a washing machine and fridge/freezer. A door provides direct access onto the rear garden. To the first floor are three well-proportioned bedrooms, all of which have been freshly decorated and fitted with new flooring. Completing the accommodation is the stunning modern bathroom, fitted with a bath with shower over, WC and wash hand basin, complemented by stylish black accents, partially tiled walls and contemporary vinyl flooring. Externally, the front of the property features a paved pathway leading to the entrance, a lawned garden and a driveway providing valuable off-road parking. To the rear and side is a large, enclosed garden, offering a generous outdoor space with areas of lawn and a paved patio, making it ideal for families and outdoor entertaining. This attractive home has been tastefully updated throughout and is ready to move into. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax



Local Authority

Bury Council

Band C

Tax Band Amount: £2271.24

Room Descriptions

Ground Floor

Entrance Hallway

Lounge

5.5m x 3m (18'0" x 9'10")

Dining Room

4m x 2.6m (13'1" x 8'6")

Kitchen

2.7m x 2.8m (8'10" x 9'2")

First Floor

Landing

Bedroom One

2.9m x 3.4m (9'6" x 11'1")

Bedroom Two

2.4m x 3.1m (7'10" x 10'2")

Bedroom Three

2.9m x 2.5m (9'6" x 8'2")

Family Bathroom

1.9m x 2.3m (6'2" x 7'6")

Outside

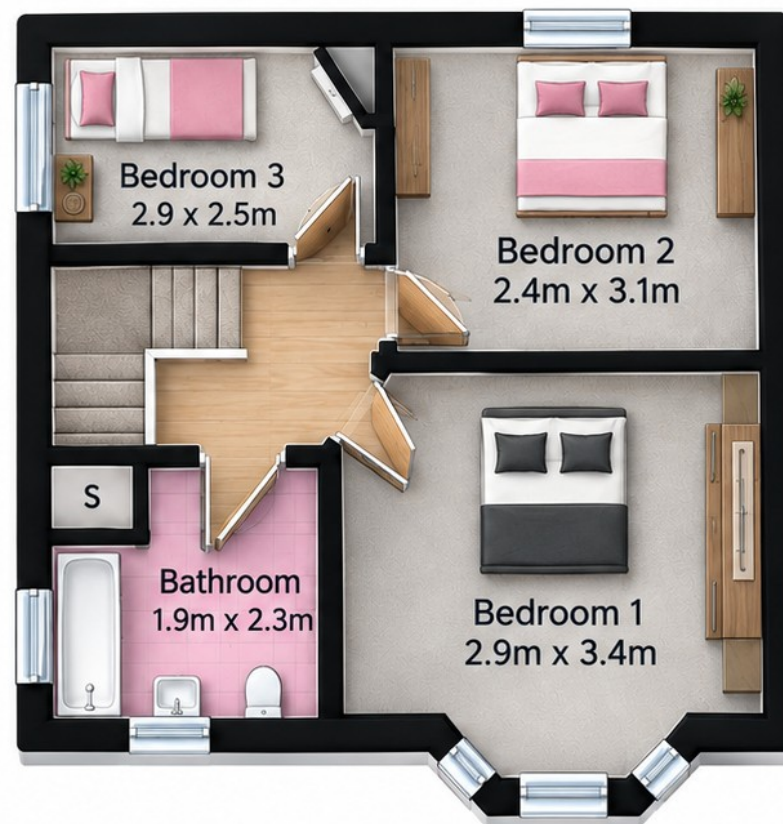
Gardens & Parking



Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA: 69 sq. m / 739 sq. ft

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