

£425,000
Leasehold

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FOR SALE

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Features

- Superb Four Bedroom Semi-Detached Family Home
- Porch & Entrance Hallway
- Spacious Lounge with Feature Fireplace
- Stunning Downstairs Shower Room
- Separate Dining Room with Patio Door
- Modern Fitted Kitchen
- Four Double Bedrooms
- En-Suite Shower Room & Walk-in Wardrobe
- Triple Glazed Windows & Gas Central Heating
- Quiet Cul-De-Sac Location on a Desirable Residential Estate
- Landscaped Front & Rear Gardens with Patio Areas
- Paved Driveway Leading To A Single Garage With Electric Door
- Viewing is a absolute must to appreciate the size of this property

Summary of Property

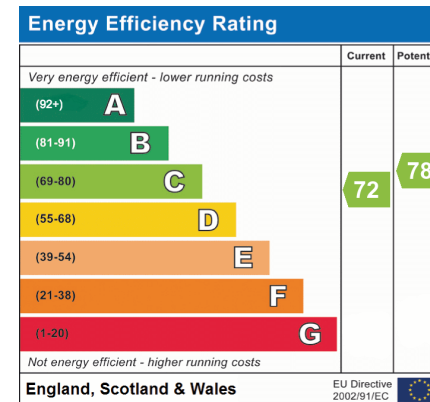
**** STUNNING FOUR BEDROOM SEMI-DETACHED FAMILY HOME ** TWO LARGE RECEPTION ROOMS ** QUIET CUL-DE-SAC LOCATION IN GREENMOUNT VILLAGE ** SUPERB DOWNSTAIRS SHOWER ROOM, EN-SUITE SHOWER ROOM & WALK-IN WARDROBE ** MUST SEE!! **** Set within a peaceful cul-de-sac, this exceptionally spacious semi-detached family home enjoys a private and tranquil setting. Located in one of the area's most desirable residential neighbourhoods, the property occupies a generous plot and offers a rare opportunity for stylish, modern double-storey living. Externally, the impressive rear garden has been thoughtfully landscaped with vibrant flower borders, a low-maintenance lawn, and a combination of paved and flagged patio areas, ideal for al fresco dining or simply enjoying the sunshine. A large paved driveway and double side gates provide ample, secure off-road parking as well as additional storage. Inside, a porch leads to a welcoming and spacious entrance hallway, which opens onto a generous family lounge with a fireplace, perfect for relaxed evenings and a separate dining room, enhanced by sliding patio doors. The heart of the home is a well-appointed kitchen, offering excellent storage and extensive worktop space. A modern three-piece shower room completes the ground-floor accommodation. Upstairs, there are four well-proportioned double bedrooms, including a principal bedroom with a contemporary en-suite shower room and walk-in wardrobe. Early viewing is strongly recommended to fully appreciate the size, quality, and setting of this exceptional home. Viewings are strictly by appointment via our Ramsbottom office.

Tenure: Leasehold - £15 a year

Local Authority/Council Tax: Bury Council: D Annual Amount: £2555.15 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1000Mbps Upload: 1000Mbps



Local Authority

Bury Council
 Band D
 Tax Band Amount: £2555.15

Room Descriptions

Ground Floor

Entrance Porch

UPVC double glazed front door and window, solid wood flooring, large storage cupboard and ceiling spotlights.

Hallway

Radiator, wall lights, ceiling coving, solid wood flooring and stairs leading to the first floor.

Lounge

UPVC triple glaze front window, radiator, solid wood flooring, coal effect fire with feature surround, TV point, ceiling coving and ceiling points.

Dining Room

UPVC triple glazed sliding patio door, radiator, solid wood flooring, storage cupboard, ceiling coving, wall lights and ceiling point.

Kitchen

A modern range of wall and base units with complimentary work surface, 1 1/2 ball sink unit with drainer, four ring gas hob with extractor unit above, double electric oven, radiator, ceiling coving, under the unit lighting, ceiling point, UPVC triple glazed rear window and UPVC double glazed back door.

Downstairs Shower Room

A modern three-piece white suite comprising of a large walk-in shower unit, low-level WC, wash hand basin with storage drawers underneath, electric wall mounted mirror, radiator, fully tiled walls and flooring, extractor unit, ceiling spotlights and UPVC triple glazed side window.

First Floor

Landing

Ceiling points.

Bedroom One

2 UPVC triple glazed rear and side windows, radiator and ceiling point.

Walk-in Wardrobe

Storage into the eaves and fitted wardrobes.

En-Suite Shower Room

A modern three-piece white suite comprising of a walk-in shower unit, low level WC, wash hand basin, radiator, fully tiled walls, wall mounted mirror, extractor unit, ceiling point and UPVC triple glazed side window.

Bedroom Two

UPVC triple glazed front window, radiator and ceiling point.

Bedroom Three

UPVC triple glazed front window, radiator, pull down loft ladder and ceiling point.

Bedroom Four

UPVC triple glazed side window, radiator and ceiling point.

Outside

Garage

A electric roller garage door, triple glazed UPVC triple side window, plumbed for washing machine and dryer, Combi boiler, power point, gas meter, electric meter, loft access and ceiling point.

Parking & Gardens

Front: Paved driveway for several cars, borders and shrubs.

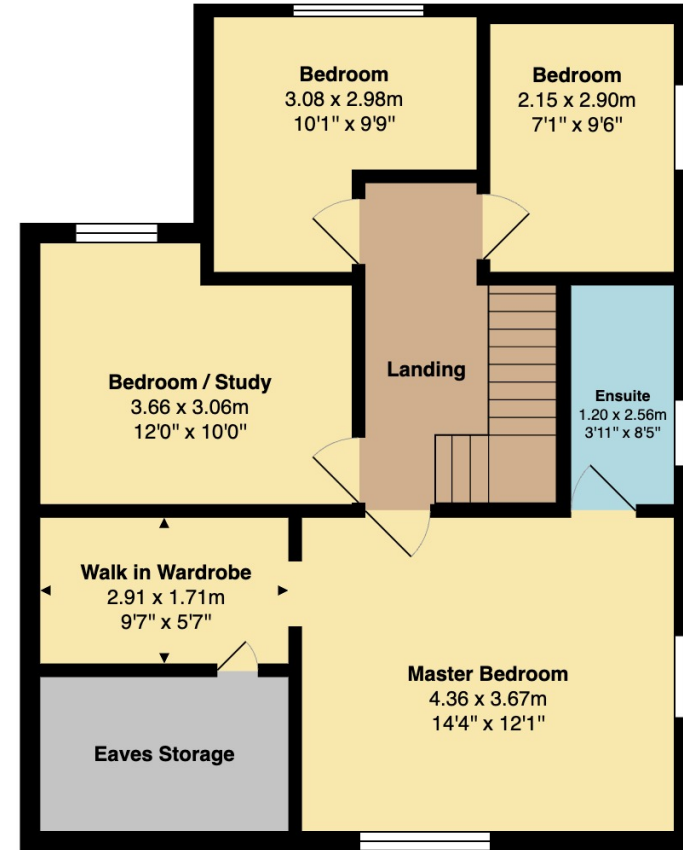
Rear: Large paved patio area, well maintained borders and shrubs, lawn, pebble pathway leading down to additional paved patio areas, fence panel surround with double gates to the side.



Floorplan



Ground Floor
Area: 85.9 m² ... 925 ft²



First Floor
Area: 65.4 m² ... 704 ft²

Total Area: 151.3 m² ... 1629 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.