

£260,000
Freehold



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Features

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- LARGE PLOT - POTENTIAL TO EXTEND TO THE SIDE & REAR
- DRIVEWAY & DETACHED GARAGE
- SOUGHT AFTER LOCATION CLOSE TO EXCELLENT LOCAL SCHOOLS, COUNTRY WALKS & VILLAGE AMENITIES
- FREEHOLD PROPERTY
- PORCH, HALLWAY & MODERN FITTED KITCHEN
- GAS CENTRAL HEATING & FULLY DOUBLE GLAZED
- MODERN THREE PIECE WHITE FAMILY BATHROOM
- SOLD WITH NO ONWARD CHAIN
- EPC Rating - D
- CUL-DE-SAC LOCATION
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT ONLY

Summary of Property

**** BEAUTIFUL THREE BEDROOM BAY FRONTED FAMILY HOME ** POTENTIAL TO EXTENDED TO THE SIDE & REAR ** SOLD WITH NO ONWARD CHAIN **** This well presented property is situated in a superb position, boasting exceptionally well presented accommodation with a lovely rear garden, that simply must be viewed in person to be fully appreciated.

The generous and bright accommodation comprises an entrance porch, hallway, lounge with feature fireplace, dining room, modern high gloss fitted kitchen. To the first floor there are three bedrooms and a modern three piece white bathroom suite. Outside the property has a low maintenance garden to the front, with a Indian paved driveway for several cars leading to a detached single garage. To the rear is a private mature garden with patio area perfect for outdoor dining with lawn space and planted borders.

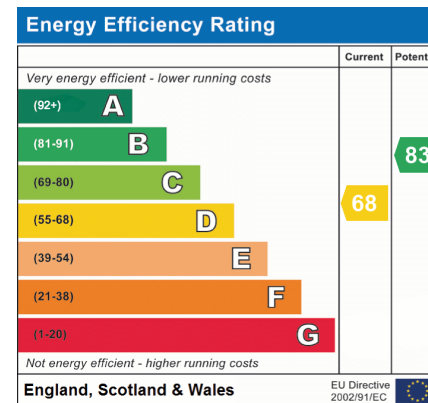
The popular location is within easy access to the many shops and amenities Brandlesholme has to offer and is well placed for major transport links making it easy to commute into Bury, Manchester and across the North West. Highly regarded schools are also within walking distance. Internal viewings are strongly recommended to avoid disappointment and strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax

Bury Council: C Annual Amount: £2034.48 Approx.

Flood Risk: Very Low



Local Authority

Bury Council
 Band C
 Tax Band Amount: £2034.48

Room Descriptions

Ground Floor

Front Porch

UPVC double glazed French doors and windows, tiled flooring.

Hallway

UPVC double glazed front door and window, laminate flooring, radiator, meter cupboard, storage cupboard under the stairs. ceiling coving, ceiling point and stairs leading to the first floor landing.

Lounge

UPVC double glazed bay fronted window, radiator, TV point, modern electric fire with feature surround, ceiling coving and ceiling point.

Dining Room

UPVC double glazed French patio doors and windows, ceiling point.

Kitchen

Modern range of wall and base units with complementary work surface, four ring electric hob with extractor unit above, electric oven, integrated fridge, single bowl sink unit with drainer, part tiled walls, tiled flooring, ceiling spotlights, UPVC double glazed rear window and UPVC double glazed back door.

First Floor

Landing

UPVC double glazed side window, loft access and ceiling point.

Bedroom One

UPVC double glazed fronted window, radiator, wardrobes and units, TV point and ceiling point.

Bedroom Two

UPVC double glazed rear window, built-in wardrobes and cupboards, ceiling coving and ceiling point.

Bedroom Three

UPVC double glazed front window, radiator and ceiling point.

Family Bathroom

A modern three piece white suite comprising of a panel bath with mixer tap, electric shower above, low level WC, wash hand basin, chrome towel radiator, fully tiled walls and flooring, ceiling spotlights and UPVC double glazed rear window.

Outside

Garage

A detached single garage with a manual up and over garage door, ceiling point, UPVC double glazed side window, power point and rear door.

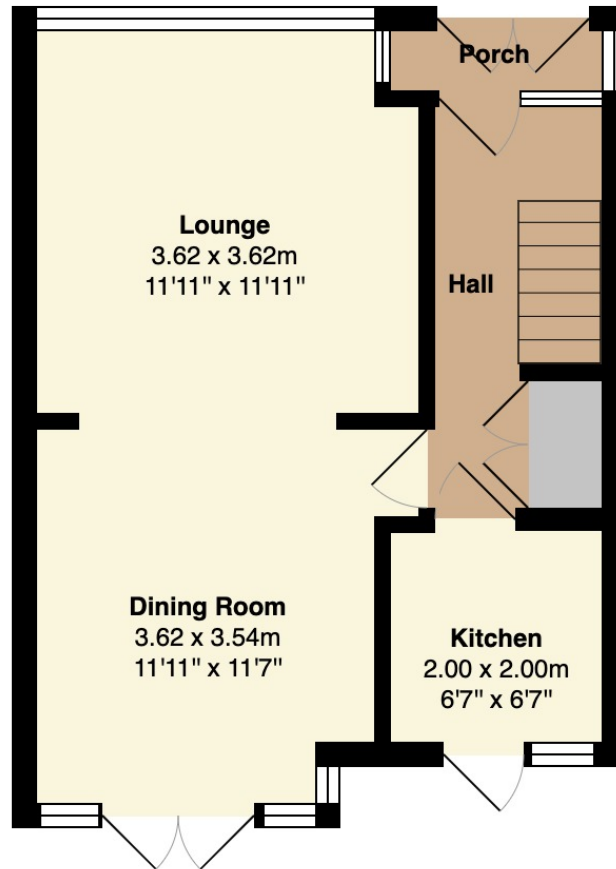
Gardens & Parking

Front: Indian paved driveway for off road parking, and dwarf brick wall.

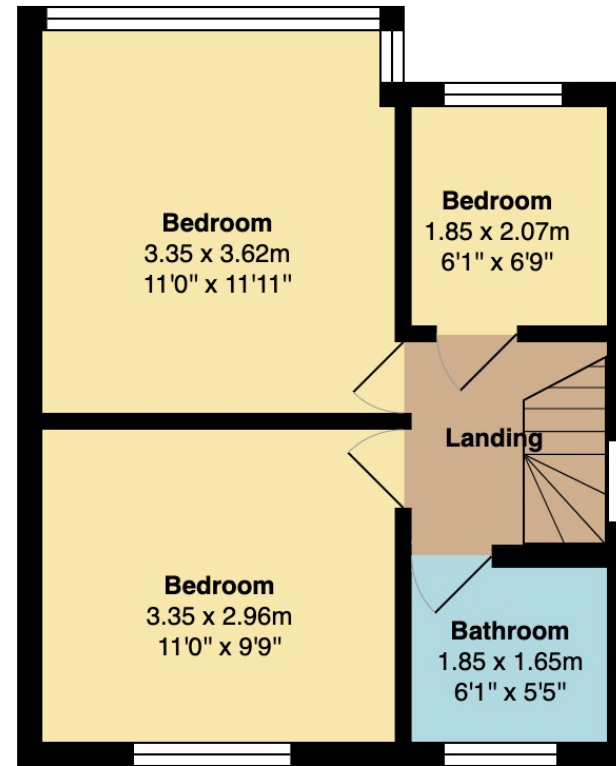
Rear: Indian patio area, well maintained lawn area, well established borders and shrubs, wooden shed, pebbled area, outside water tap, fence panels surround and gated access to the side.



Floorplan



Ground Floor
Area: 37.7 m² ... 405 ft²



First Floor
Area: 34.6 m² ... 372 ft²

Total Area: 72.2 m² ... 777 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.