

£375,000
Leasehold



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Features

- A Well Presented Extended Two Double Bedroom Detached True Bungalow
- Spacious Open Plan Lounge & Dining Room
- Conservatory & Dining Area Extension
- Sold With No Onward Chain
- Popular Seddons Farm Estate
- Four Piece Bathroom Suite
- Close to all local amenities and excellent road links to Bury town centre
- Large Driveway & Garage
- Quiet Cul-De -Sac Location
- Beautiful Front & Large Rear Gardens
- Entrance Porch & Hallway
- Viewing is highly recommended on this excellent property and is strictly by appointment only

Summary of Property

**** SOLD WITH NO CHAIN ** BEAUTIFUL EXTENSIVE REAR GARDEN WITH LARGE GREENHOUSE/SUMMERHOUSE ** CONSERVATORY & KITCHEN EXTENSION ** MUST SEE!! **** A fantastic and deceptively spacious detached true bungalow, set on a generous plot in a quiet cul-de-sac with beautifully landscaped rear gardens. Located in the highly desirable Seddons Farm area, this well-presented home offers excellent access to local amenities, popular schools, and convenient transport links. The bright and versatile living space includes: an entrance porch, welcoming hallway, a large open-plan living and dining room, a fitted kitchen extended into a secondary dining area, and a light-filled conservatory. There are two generously sized double bedrooms with fitted furniture and a modern four-piece family bathroom. Externally, the property boasts a well-kept lawned front garden, a stunning and expansive rear garden with multiple patio areas, mature planting, and a large summerhouse/greenhouse—ideal for gardening enthusiasts or outdoor relaxation. A spacious driveway provides ample parking for several vehicles and leads to a single garage. Viewings are highly recommended, as this property is expected to attract significant interest. Appointments are available exclusively through our Ramsbottom office.

Tenure: Leasehold

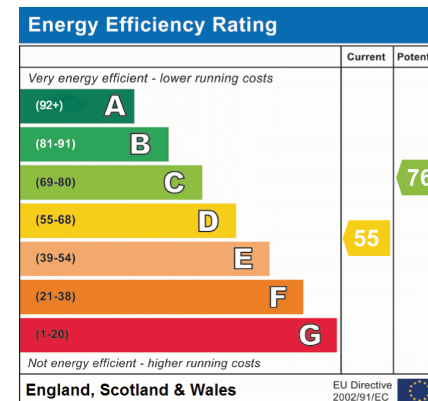
Local Authority/Council Tax

Bury Council: D Annual Amount: £2414.58 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 1800Mbps Upload: 220Mbps



Local Authority

Bury Council

Band D

Tax Band Amount: £2414.58

Room Descriptions

Ground Floor

Front Porch

UPVC double glazed French patio doors and tiled flooring.

Entrance Hallway

Radiator, laminate flooring, alarm pad and ceiling point.

Lounge & Dining Room

UPVC double glazed bay fronted window, radiator, coal effect gas inset fire, radiator, TV point, ceiling coving and ceiling points.

Kitchen & Dining Area

A fitted kitchen with a range of wall and base units with complementary worksurface, four ring electric hob with extractor above, integrated microwave, electric double oven, plumbed for washing machine, one and a half bowl sink unit with drainer, part tiled walls, radiator, ceiling points, UPVC double glazed side windows and UPVC double glazed sliding patio door.

Conservatory

UPVC double glazed windows and UPVC double glazed French patio doors, laminate flooring and ceiling points.

Inner Hallway

Loft access, two storage cupboards, Combi boiler, laminate flooring, wall light and ceiling point.

Bedroom One

UPVC double glazed rear window, side window, fitted wardrobes and units, radiators and ceiling point.

Bedroom Two

Double glazed sliding patio door, fitted wardrobes and units, radiator, laminate flooring, ceiling coving and ceiling point.

Family Bathroom

A four piece suite comprising of a panel bath with mixer tap, walk-in shower unit, low level WC, wash hand basin, fully tiled walls, radiator, ceiling point and two UPVC double glazed side windows.

Outside

Garage

A manual up and over garage door, ceiling point, gas meter and electric meter.

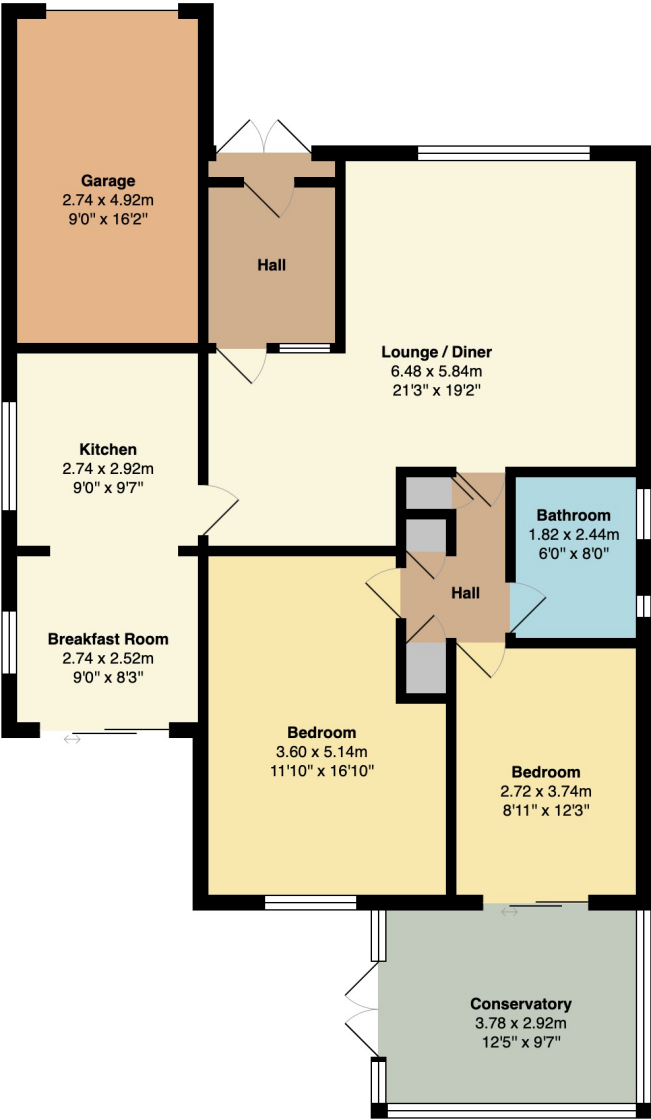
Gardens & Driveway

Front: A large flagged driveway, well maintained lawn area and well established borders and shrubs with external lighting plus electric charging point.

Rear: A large flagged patio area, external lighting, well-maintained lawn areas, well established borders and shrubs, wooden shed, workshop, large greenhouse with UPVC double glazed windows and doors, fence panel surround and outside water tap.



Floorplan



Ground Floor
Area: 114.8 m² ... 1235 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.