

£165,000  
Leasehold



**JON SIMON**  
ESTATE AGENTS





### Features

- Garden Fronted Three Bedroom Mid Terrace
- Spacious Lounge & Dining Room
- Open Plan Kitchen
- Enclosed Yard To The Rear
- Vestibule & Landing
- Sold With No Onward Chain
- Ideal First Time Buy Or Buy To Let
- Excellent Local Amenities
- Popular Location
- Viewing Highly Recommended and Strictly by Appointment Only

## Summary of Property

**\*\* GARDEN FRONTED MID TERRACE PROPERTY \*\* POPULAR LOCATION JUST OFF CHESHAM ROAD \*\* SOLD WITH NO ONWARD CHAIN \*\* TWO RECEPTION ROOMS \*\*** Well presented three bedroom terrace property situated in the popular location of Chesham, close by to popular schools, transport networks, local amenities, Bury Town Centre and The Lido. Internal viewing is recommended. Accommodation briefly comprises of entrance vestibule, spacious lounge, dining room which is open to a kitchen extension. The first floor, three bedrooms and a three piece bathroom. Further benefits include gas central heating system, double glazed windows, garden to the front and enclosed paved yard to the rear. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold

Local Authority/Council Tax: Bury Council: A Annual Amount: £1609.72 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1000Mbps Upload: 220Mbps

Mobile Coverage: EE - Medium, Vodafone - Medium, Three - Medium, O2 - High

### Local Authority

Bury Council

Band A

Tax Band Amount: £1609.72

## Room Descriptions

### Ground Floor

#### Vestibule

Front door and window, laminate flooring.

#### Lounge

UPVC double glazed front window, radiator, feature fireplace with surround, laminate flooring and ceiling point.

#### Dining Room

Storage cupboard, radiator, laminate flooring and ceiling point.

#### Kitchen

Range of wall and base units for complimentary worksurface, four ring gas hob with extractor unit above, electric oven, single bowl sink unit with drainer, breakfast bar, plumbed for washing machine, ceiling point, Velux window, UPVC double glazed rear window and back door.

### First Floor

#### Landing

Ceiling point.

#### Bedroom One

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

#### Bedroom Two

UPVC double glazed front window, radiator and ceiling point.

#### Bedroom Three

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

#### Family Bathroom

A modern three piece white comprising of a panel bath with mixer taps, shower above, glass shower screen, low level WC, wash hand basin, chrome towel radiator, fully tiled walls, ceiling point and UPVC double glazed rear window.

### Outside

#### Yard

An enclosed gravel yard with gated access to the rear.



**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.