

£325,000
Leasehold



JON SIMON
ESTATE AGENTS

JON SIMON
ESTATE AGENTS



Features

- Stunning high quality three bedroom extended semi detached home
- Spacious lounge
- Superb open plan fitted kitchen/diner and family room with built in appliances
- Fully double glazed and gas central heating
- Stunning four piece white bathroom suite
- Three good sized bedrooms
- Large entrance hallway & Guest wc
- The property has undergone a complete refurbishment throughout
- Outside there is a large block paved driveway to the front
- Well maintained front and rear landscaped gardens with patio area
- Situated in the heart of a very sought after area of Holcombe Brook
- Close to most local amenities and transport links
- Viewing is highly recommended to appreciate the size and condition of this lovely house

Summary of Property

** SUPERBLY PRESENTED THREE BEDROOM EXTENDED SEMI-DETACHED PROPERTY IN HOLCOMBE BROOK IN THE CATCHMENT AREA FOR WOODHEY HIGH SCHOOL ** LARGE DRIVEWAY *** LARGE OPEN PLAN DINING KITCHEN ** The current vendors present this property to a very high standard and therefore the property deserves immediate inspection. The accommodation comprises of entrance hallway, new guest wc, spacious lounge, stunning open plan dining and kitchen area with patio doors. Three good sized bedrooms with fitted wardrobes to all bedrooms. Modern four piece white family bathroom suite. Block paved driveway at the front for ample off road parking and a beautiful rear garden with patio area. Viewing is an absolute must as interest is due to extremely high and is strictly by appointment only.

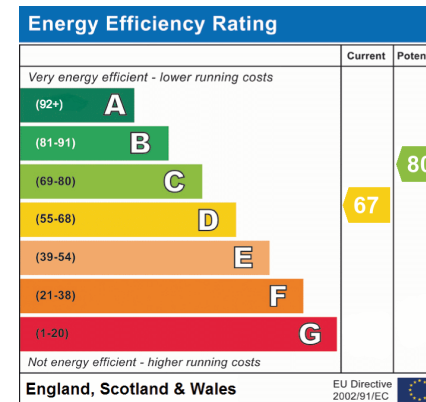
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: C Annual Amount:£2034.48 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 80Mbps Upload: 20Mbps

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



Local Authority

Bury Council

Band C

Tax Band Amount: £2034.48

Room Descriptions

Ground Floor

Entrance Hallway

uPVC double glazed front door and side window, meter cupboard, alarm pad, storage cupboard, radiator, ceiling spot lights and stairs leading to the first floor landing.

Guest WC

A modern three piece white suite comprising of a low-level WC, wash hand basin, white feature radiator, part tiled walls, tiled flooring, ceiling spotlight and UPVC double glazed side window.

Lounge

uPVC double glazed front window, modern feature surround, TV point, radiator, TV point and ceiling point.

Stunning Open Plan Kitchen/Diner

A superb modern fitted kitchen with a range of wall and base units with complementary work surface, single bowl sink with drainer, double electric oven, four ring electric hob with extractor above, integrated fridge, freezer and dishwasher, combi boiler, breakfast bar, TV point, tiled flooring, under floor heating, LED lighting, radiator, ceiling spot lights, three velux windows, ceiling points, uPVC double glazed French patio doors and windows.

First Floor

Master Bedroom

uPVC double glazed front window, radiator, fitted wardrobes, TV point and ceiling spot lights.

Bedroom Two

uPVC double glazed rear window, fitted wardrobes, radiator and ceiling point.

Bedroom Three

uPVC double glazed front window, radiator and ceiling point.

Family Bathroom

A modern four piece white bathroom suite comprising of a tiled bath with mixer tap and shower head, walk-in shower unit, low level w/c, wash hand basin with storage cupboard underneath, chrome heated towel radiator, LED lighting, tiled flooring and fully tiled walls, ceiling spot lights and uPVC double glazed rear window.

Outside

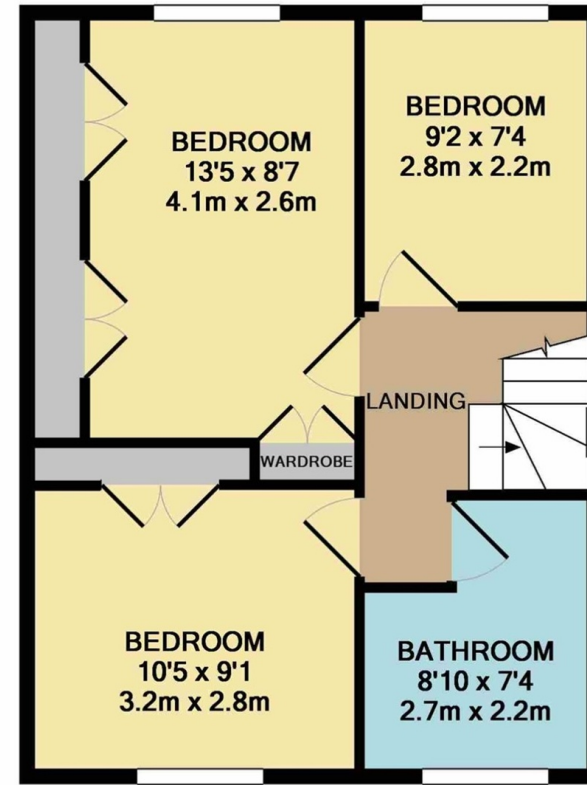
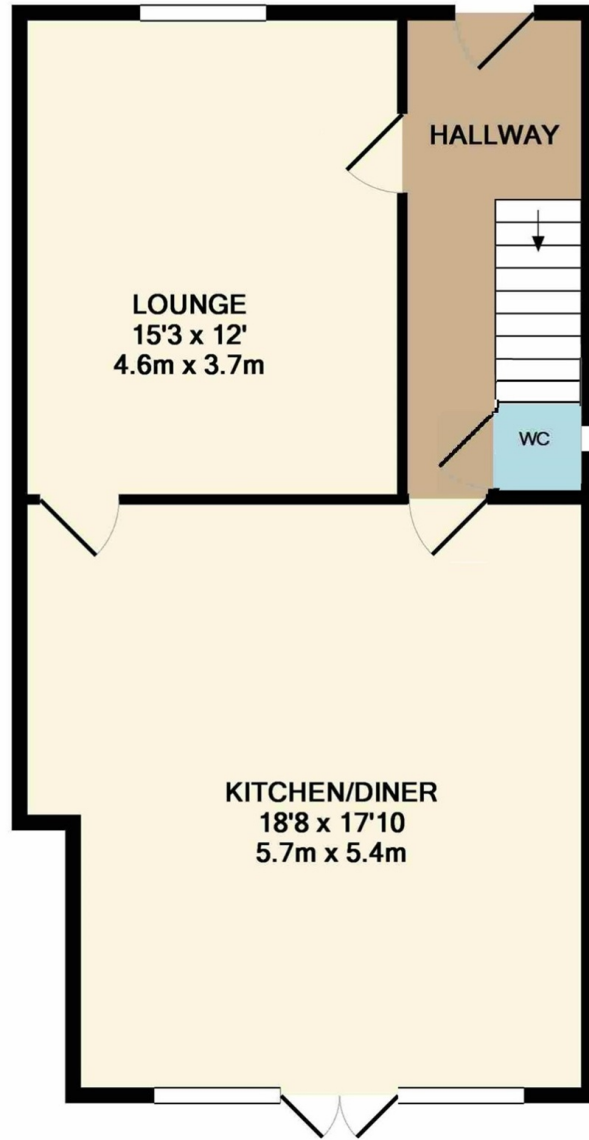
Gardens

Front: Block paved driveway for several cars, lawn area with border and shrubs.

Rear: Indian stone patio area, lawn area with borders and shrubs, large decked patio area, fence panel surround.



Floorplan



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.