

£285,000
Leasehold



JON SIMON
ESTATE AGENTS

JON SIMON
ESTATE AGENTS



Features

- A well presented three bedroom detached true bungalow
- Large plot
- Entrance Porch & hallway
- Spacious lounge & Dining room
- Fully fitted dining kitchen
- Fully double glazed and gas central heating
- Three piece bathroom
- Three good sized bedrooms
- Driveway for several cars providing ample off road parking
- Single garage
- Well maintained front, side and rear gardens with flagged patio
- Situated in a highly sought-after location in Brandlesholme
- Close to local shops, schools and transport links
- Viewing is absolutely essential to appreciate this stunning bungalow and is strictly by appointment only

Summary of Property

**** SOLD WITH NO CHAIN ** WELL PRESENTED, THREE BEDROOM DETACHED TRUE BUNGALOW ** LOCATED IN A SOUGHT AFTER AREA **** JonSimon is pleased to bring to the market this well presented three bedroom detached true bungalow located in the popular area of Brandlesholme, Bury. The property in brief comprises of entrance porch, hallway, large lounge/dining room, dining kitchen, three bedrooms and a three piece bathroom. Externally the property is set on a large plot with well maintained gardens with borders containing mature shrubs, plants and trees. Large private garden with patio area to the rear, there is also a single garage with driveway for several cars plus garden to the front. Delightfully situated just on Rudgwick Drive close to local shops, schools and bus links. The property benefits from gas central heating and double glazing throughout. Viewing is essential to appreciate charm and size of property and is strictly by appointment only.

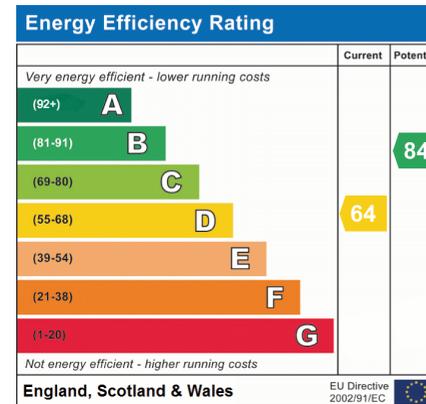
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: D Annual Amount: £2414.58 Approx.

Flood Risk: Very Low

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

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



Local Authority

Bury Council
 Band D
 Tax Band Amount: £2414.58

Room Descriptions

Ground Floor

Entrance Porch

UPVC double glazed double doors and tiled flooring.

Hallway

Radiator, two storage cupboards one housing the combi boiler, loft access and ceiling points.

Lounge/Dining Room

Two UPVC double glazed front windows and UPVC double glazed side window, two radiators, TV point, ceiling points.

Dining Kitchen

A range of wall and base units with complimentary worksurfaces, single bowl sink unit with drainer, electric cooker with four ring electric hob, plumbing for washing machine, part tiled walls, radiator, ceiling point, UPVC double glazed side window and double glazed back door.

Bedroom One

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

Bedroom Two

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

Bedroom Three

UPVC double glazed French patio doors, radiator, TV point and ceiling point.

Bathroom

A three-piece bathroom suite comprising of a panelled bath with mixer taps, electric shower above, low-level WC, wash hand basin, radiator, part tiled walls, ceiling point and UPVC double glazed side window.

Outside

Garage

A single garage with manual up and over door, power points, ceiling point, double glazed window and composite rear door, gas and electric meters.

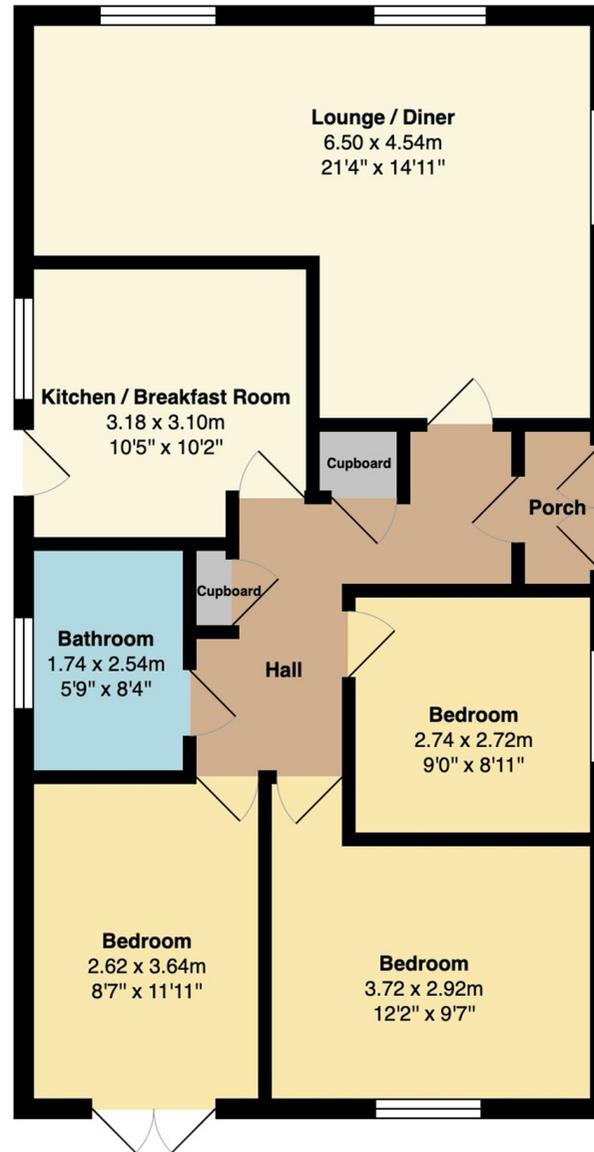
Gardens

Front: Concrete driveway for several cars, well maintained borders and shrubs. Gated access to both sides.

Rear: Large flags patio area, well-maintained borders and shrubs, lawn area, gated access to both sides, 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.

28, Bolton Road West, Ramsbottom, Bury, BL0 9ND 01706 489 966 ramsbottom@jonsimon.co.uk