

£270,000
Freehold



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Features

- A lovingly cared for and well presented, three bedroom semi detached family home
- Entrance hallway & Front Porch
- Spacious Lounge & Separate Dining Room
- Extended Kitchen
- Attached garage with large driveway for ample off road parking
- Situated for all local amenities and great schools
- Modern Designer Shower Room
- Sold with no onward chain
- Well maintain gardens to front and rear
- Located on the very popular Seddons Farm Estate
- EPC Rating - D
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** SOLD WITH NO ONWARD CHAIN ** EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME ** BEAUTIFUL REAR GARDEN ** MUST SEE PROPERTY **** A well presented and lovingly cared for, deceptively spacious extended semi-detached home located in a very popular area on Seddons Farm. This well presented home offers perfect family accommodation in brief comprises : Entrance porch, spacious hallway, lounge with feature fireplace, separate extended dining room/ sitting room, extended kitchen. The first floor, landing area, three bedrooms and modern designer family shower room. Outside there is a large flagged driveway for multiple cars providing ample off road parking leading up to a attached brick built garage. Front and rear well maintained gardens with large flagged patio area ideal for entertaining. The property is position close to local good schools, bus routes and a selection of excellent local amenities. The property has the usual benefits of gas central heating and is fully double glazed. This family sized property with lots of potential is offered with no onward chain. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

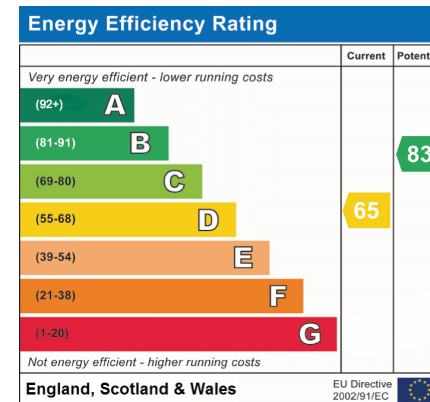
Local Authority/Council Tax

Bury Council: C Annual Amount:£2034.48 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 1000Mbps Upload: 220Mbps



Local Authority

Bury Council
 Band C
 Tax Band Amount: £2034.48

Room Descriptions

Ground Floor

Porch

UPVC double glazed front door and windows, flooring and wall light.

Hallway

UPVC double glazed window and door, 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, coal effect gas fire with surround, TV point, ceiling coving and ceiling point.

Extended Dining Room/Sitting Room

UPVC double glazed rear window, radiator, ceiling coving and ceiling points.

Extended Kitchen

A range of wall and base units with complimentary worksurface, one and half bowl sink unit with drainer, four ring electric hob with extractor unit above, double electric oven, tiled walls, plumbed for washing machine, radiator, ceiling coving, storage cupboard, ceiling points and UPVC double glazed window and back door.

First Floor

Landing

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

Bedroom One

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

Bedroom Two

UPVC double glazed rear window, radiator, built-in cupboard, ceiling coving and ceiling point.

Bedroom Three

UPVC double glazed rear window, radiator, built-in storage cupboard, ceiling coving and ceiling point.

Family Shower Room

A modern designer Villeroy and Boch white suite comprising of a walk-in shower unit with electric shower, low level WC, wash hand basin with storage draw, wall mounted electric mirror, radiator, fully tiled walls, storage cupboard housing the combi boiler, ceiling point and UPVC double glazed front window.

Outside

Garage

Single garage with manual up and over garage door, power points and ceiling point. UPVC double glazed rear door.

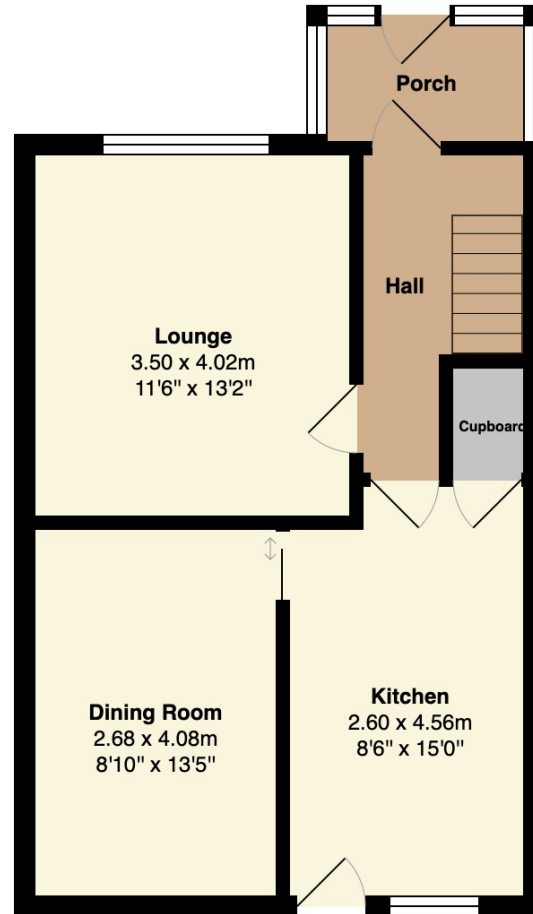
Gardens & Parking

Front: Flagged driveway for off road parking, well established borders and shrubs.

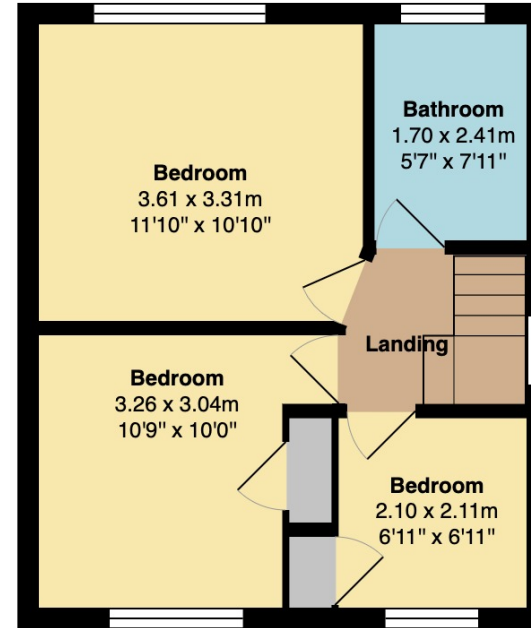
Rear: A paved patio area, lawn area, well established borders and shrubs, greenhouse, wooden shed and fence panels surround.



Floorplan



Ground Floor
Area: 48.1 m² ... 517 ft²



First Floor
Area: 35.4 m² ... 381 ft²

Total Area: 83.5 m² ... 899 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.