

£285,000  
Leasehold



**JON SIMON**  
ESTATE AGENTS

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### Features

- A superb three bedroom semi-detached family home
- Stunning fitted dining kitchen
- Sold with no onward chain
- Modern three piece white family bathroom
- Large paved driveway for several cars
- Situated on a quiet road in a popular location of Holcombe Brook just off Summerseat Lane
- Entrance hallway & Spacious lounge with feature fire
- Three double bedrooms split across two floors
- Fully double glazed and gas central heating
- Well maintained front and rear gardens with patio area
- Viewing highly recommended and strictly by appointment only

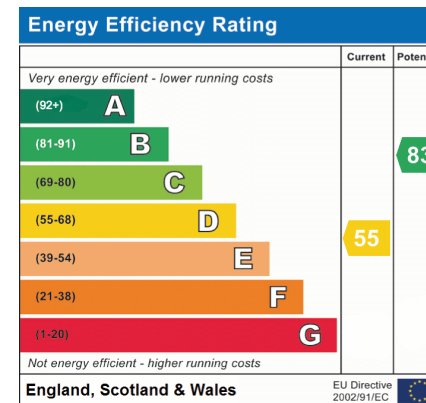
### Summary of Property

\* A SUPERB THREE BEDROOM SEMI-DETACHED FAMILY HOME \*\* STUNNING DINING KITCHEN \*\* SOUGHT AFTER LOCATION \*\* MUST SEE!! \*\* A superb family home occupying a quiet position off Summerseat Lane in a much sought after residential area, well established, conveniently placed for an abundance of local amenities and services. This immaculately presented accommodation briefly comprising: Entrance hallway, spacious lounge with feature fireplace, modern dining fitted kitchen, two ground floor bedrooms and modern three piece family bathroom. To the first floor, one generous double bedroom. The property has the usual benefits of gas central heating and uPVC double glazed windows. Externally there are well maintained gardens to front and rear with rear patio area plus large paved driveway for several cars providing ample off road parking. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office. **SOLD WITH NO ONWARD CHAIN!**

Tenure: Leasehold

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

Flood Risk: Very Low



### Local Authority

Bury Council

Band C

Tax Band Amount: £2034.48

## Room Descriptions

### Ground Floor

#### Entrance Hallway

#### Lounge

UPVC double glazed window, radiator, feature gas fire with surround, ceiling point and stairs leading to the first floor landing.

#### Dining Kitchen

A brand new fitted kitchen with a range of wall and base units with complementary work surfaces, four ring gas hob with extractor unit above, electric oven, breakfast bar, one and half bowl sink unit with drainer, under unit lighting, plumbed for washing machine, radiator, ceiling spot lights and UPVC double glazed window.

#### Rear Porch

UPVC double glazed rear door.

#### Bedroom

UPVC double glazed window, radiator, wooden flooring and ceiling spot lights.

#### Bedroom / Dining Room

UPVC double glazed window, radiator and ceiling point.

#### Family Bathroom

three piece white bathroom suite comprising of a panel bath with mixer taps, low level w/c, wash hand basin, towel radiator, fully tiled walls, ceiling point and UPVC double glazed window.

### First Floor

#### Bedroom

UPVC double glazed window, radiator, storage cupboard and ceiling point.

### Outside

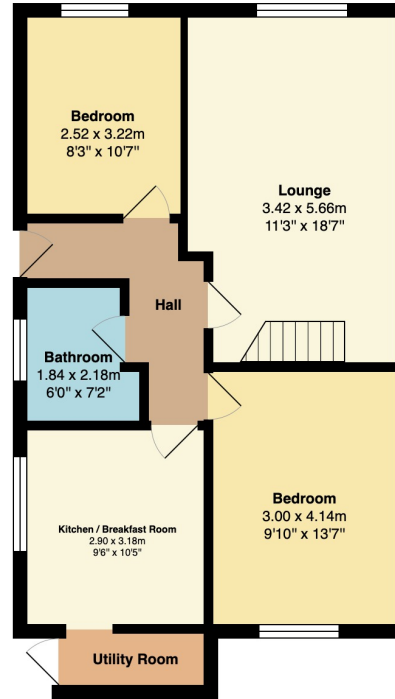
#### Gardens & Parking

Front: Flagged driveway for several cars, well maintained lawn area with borders and shrubs.

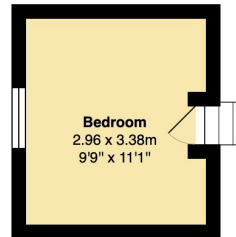
Rear: Large flagged patio area, well maintained lawn area with borders and shrubs. Fence panel surround.



# Floorplan



**Ground Floor**  
Area: 62.6 m<sup>2</sup> ... 674 ft<sup>2</sup>



**First Floor**  
Area: 9.7 m<sup>2</sup> ... 104 ft<sup>2</sup>

Total Area: 72.3 m<sup>2</sup> ... 778 ft<sup>2</sup>

## 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.

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