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Features

- A Beautiful Three Bedroom Semi-Detached Family Home
- Two reception rooms with log burning stove
- Separate Cabin - Ideal from working from home
- Modern Fitted Kitchen with Appliances
- Modern Three Piece Family Bathroom
- Available Immediately
- Well Maintained Rear Garden with Patio Areas
- Very Popular Residential Location - Close to Local Schools
- Driveway For Off Road Parking
- Viewing is High Recommended and is Strictly By Appointment Only

Summary of Property

**** AVAILABLE IMMEDIATELY ** BEAUTIFUL THREE BEDROOM SEMI-DETACHED FAMILY HOME ** WOODEN CABIN - IDEAL FOR WORKING FROM HOME ** MODERN KITCHEN & FAMILY BATHROOM ** MUST SEE! **** Perfectly positioned on one of Holcombe Brook's most desirable roads, this wonderful semi-detached home is ideally suited to a growing family. Southfield Road is a quiet and highly sought-after location, situated just off Longsight Road on the Holcombe Brook/Greenmount boundary. The area offers an excellent range of local amenities within walking distance, including shops, supermarkets, and outstanding schools. For outdoor enthusiasts, beautiful countryside and popular walking trails are close by. The bright and welcoming accommodation briefly comprises: an entrance hallway leading to a spacious lounge with a feature log-burning stove, a separate dining room, and a modern fitted kitchen with integrated appliances. To the first floor, a landing area provides access to two generous double bedrooms with fitted wardrobes, a further single bedroom, and a contemporary three-piece bathroom suite. Externally, the property enjoys a beautifully maintained rear garden featuring paved and composite decked patio areas and a low-maintenance AstroTurf lawn. A versatile detached cabin provides an ideal space for multiple uses—perfect for a home office or studio—and includes a modern three-piece shower room. Driveway providing ample off road parking. Viewing is highly recommended and strictly by appointment through our Ramsbottom office.

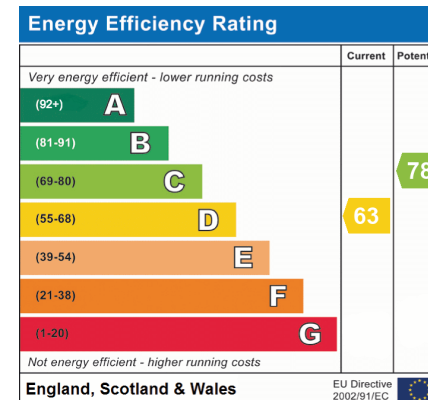
Deposit: £1500.00

Local Authority/Council Tax: Bury Council: C Annual Amount: £2146.28 Approx.

Flood Risk: Very Low

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

Mobile Coverage: EE - Good outdoor, Vodafone - Good outdoor, Three - Good outdoor, O2 - Good outdoor.



Local Authority

Bury Council

Band C

Tax Band Amount: £2146.28

Room Descriptions

Ground Floor

Entrance Hallway

UPVC double glazed front door, radiator, ceiling point and stairs leading to the first floor landing.

Lounge

UPVC double glazed bay fronted window, log burning stove with feature fireplace, radiator, picture rail and ceiling point .

Dining Room

UPVC double glazed bay rear window, UPVC double glazed side windows, radiator, tiled fireplace, storage cupboards, meter cupboard, ceiling coving and ceiling point.

Kitchen

A modern fitted kitchen with a range of wall and base units with complementary worksurface, one and a half bowl sink unit with drainer, integrated fridge, freezer, washing machine, electric oven, four ring gas hob with extractor unit above, part tiled walls, radiator, ceiling point, UPVC double glazed rear and side windows, laminate flooring and UPVC double glazed back door.

First Floor

Landing

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

Bedroom One

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

Bedroom Two

UPVC double glazed front window, radiator, built-in wardrobes and ceiling point.

Bedroom Three

UPVC double glazed side window, radiator and ceiling point.

Family Bathroom

Modern three-piece white suite comprising of a panel bath with mixer tap, shower above, glass shower screen, low level WC, wash hand basin, chrome towel radiator, part tiled walls, extractor unit, ceiling spotlights and UPVC double glazed side window.

Outside

Cabin

Aluminium double glazed side window and sliding patio door, electric wall mounted heaters, power point, laminate flooring and ceiling spotlights.

Shower room

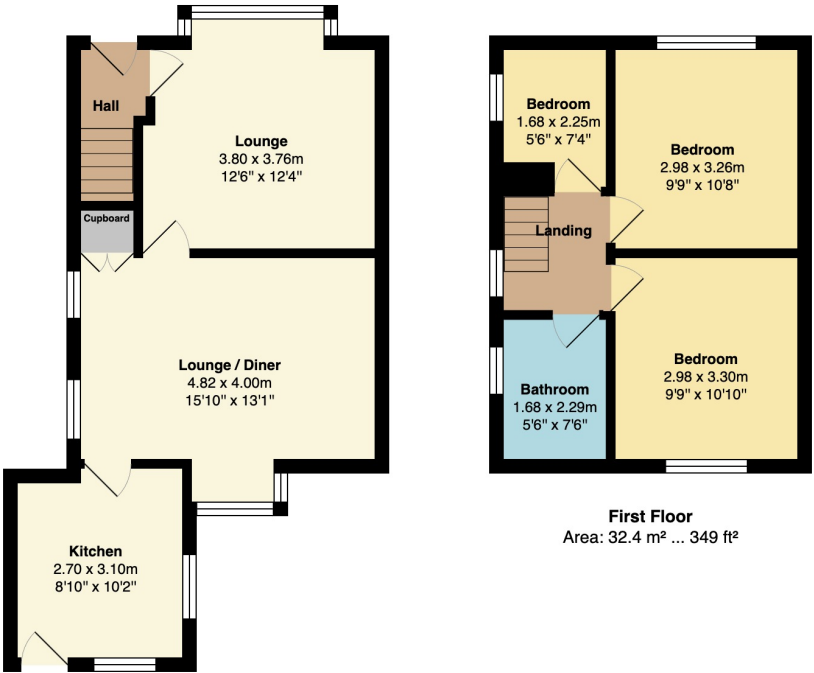
A modern three-piece white suite comprising of a walk-in shower unit with electric shower, low level WC, wash hand basin with electric hot water tap, chrome towel radiator, extractor unit, wall mounted storage cupboard, ceiling spotlights and aluminium double glazed side window.

Parking & Garden

Externally there is a front garden with an in printed driveway providing off road parking and a shared driveway. A well-maintained rear garden with large paved patio area, outside water tap, Astroturf turf lawn, well maintained borders and shrubs, composite decking area, fence panel surround, external lighting, wooden shed and gated access to the side.



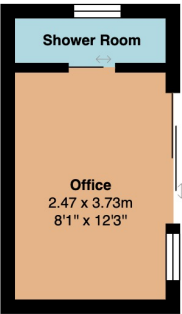
Floorplan



Ground Floor
Area: 42.9 m² ... 462 ft²

First Floor
Area: 32.4 m² ... 349 ft²

Total Area: 86.7 m² ... 933 ft²



Outbuildin
Area: 11.4 m² ... 123 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.