

£330,000  
Leasehold



JON SIMON

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ESTATE AGENTS



### Features

- SUPERB TWO DOUBLE BEDROOM SEMI-DETACHED TRUE BUNGALOW
- SOUGHT AFTER LOCATION CLOSE TO EXCELLENT LOCAL SCHOOLS, COUNTRY WALKS & VILLAGE AMENITIES
- LARGE CORNER PLOT WITH DETACHED GARAGE
- LARGE LOUNGE
- ENTRANCE HALLWAY
- MODERN DINING KITCHEN
- TWO GOOD SIZED BEDROOMS
- MODERN THREE PIECE FAMILY BATHROOM
- LARGE FLAGGED DRIVEWAY FOR AMPLE OFF ROAD PARKING & WELL MAINTAINED GARDENS
- LIGHT & AIRY ACCOMMODATION
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY OUR RAMSBOTTOM OFFICE

## Summary of Property

**\*\* SUPERB TWO DOUBLE BEDROOM SEMI-DETACHED TRUE BUNGALOW \*\* LARGE CORNER PLOT \*\* DRIVEWAY & DETACHED GARAGE \*\* SOLD WITH NO ONWARD CHAIN \*\***A superbly presented and spacious, two double bedroom semi-detached bungalow situated on a large corner plot. The current vendors of Vernon Road have carried out a complete renovation resulting in a beautifully modernised home. Located on this highly regarded residential estate within the heart of Greenmount. The property is within walking distance of Greenmount primary school and close to Woodhey High School and Tottington High School and all local amenities. This location also benefits from the availability of delightful country walks on the doorstep while being only a short distance from Ramsbottom and Bury Centres and excellent motorway and commuting links. Accommodation briefly comprises; Large entrance hallway, very spacious airy living room with feature fireplace, modern fitted dining kitchen, two double bedrooms, modern three piece white bathroom suite. Outside there are lawned gardens to the front and to two sides. Flagged driveway for off road parking leading to a detached garage. The property has been recently rewired, new combination boiler, new carpets fitted and completely decorated throughout. This property is ready to move straight into. Viewing is highly advised as interest will be extremely high and is strictly by appointment only via our Ramsbottom office.

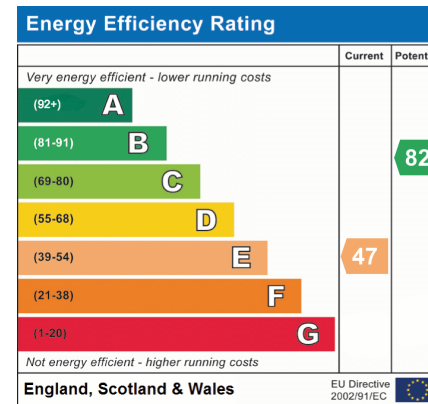
Tenure: Leasehold

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

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1139Mbps Upload: 104Mbps

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

Hardwood panel front door, meter cupboard, neutral decor, loft access & central heating radiator.

#### Lounge

Well proportioned lounge with ample light from the two UPVC double glazed windows to the front and side elevations, the focal point of the room being the period fireplace with living flame gas fire. Neutral decor, ceiling light point and central heating radiator.

#### Dining Kitchen

A good size kitchen with a range of white wall and base cabinets with contrasting work surfaces and ceramic splashback tiling. Four burner electric cooker, plumbing in place for automatic washing machine, under cabinet fridge, combi boiler, stainless steel sink and drainer with chrome mixer taps and UPVC double glazed window and door leading out into the private rear garden.

#### Bedroom One

A good sized double bedroom, radiator, built-in cupboard and ceiling light point.

#### Bedroom Two

A well proportioned second bedroom, radiator and ceiling light point.

#### Family Bathroom

A two piece suite in white comprising of pedestal hand wash basin with chrome taps and panelled bath with chrome taps, ceramic wall and floor tiling, UPVC double glazed window. WC : Low-level WC with button flush, ceramic wall and floor tiling, UPVC double glazed window.

### Outside

#### Garage

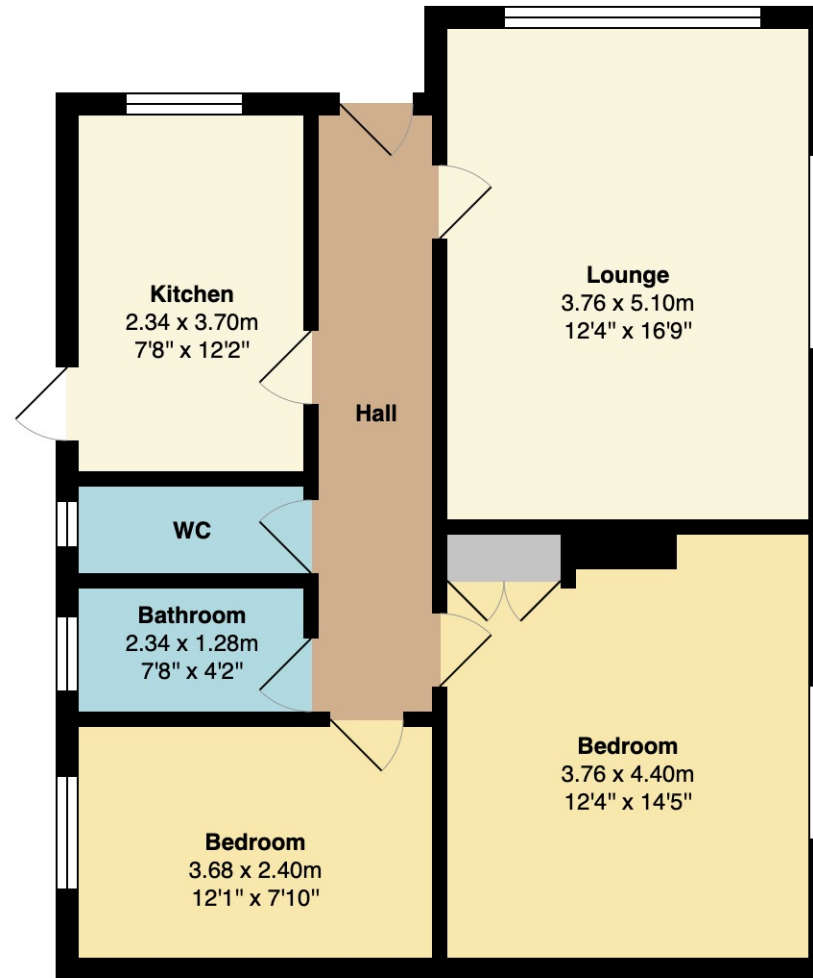
A detached garage with opened over door, plus side door.

#### Gardens & Parking

Externally the property occupies a corner plot with gardens to 3 sides and detached garage plus flagged driveway for off road parking.



## Floorplan



**Ground Floor**  
Area: 70.0 m<sup>2</sup> ... 753 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.