

£240,000
Leasehold



JON SIMON
ESTATE AGENTS

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Features

- A Stunning Two Bedroom Bay Fronted Extended Semi-Detached Family Home
- Sold with No Onward Chain
- Spacious Bright Lounge
- Superb Open Plan Dining Kitchen
- Two Double Bedrooms
- Modern Three Piece White Bathroom Suite
- Entrance Hallway
- Well Maintained Front & Rear Gardens with Decked Patio Area
- South Facing Rear Garden
- Quiet cul-de-sac location
- Close proximity to excellent schools and transport links
- Viewing Highly Recommended and Strictly by Appointment Only

Summary of Property

**** A STUNNING TWO DOUBLE BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME ** READY TO MOVE STRAIGHT INTO ** SOLD WITH NO ONWARD CHAIN ** BRIGHT OPEN PLAN DINING KITCHEN **** Nestled on a tree-lined cul-de-sac, this extended semi-detached family home is available for sale with no onward chain delay. Located in a highly sought-after residential area, it is within walking distance of Turton High School, Cannon Slade, Eagley, and Saint John's schools. Bromley Cross railway station is also nearby, offering direct connections to Manchester, Salford, Bolton, and Blackburn—ideal for commuters. For those who enjoy the outdoors, stunning countryside, including Jumbles Reservoir and Country Park, is just a short walk or bike ride away. The property has been thoughtfully enhanced by the current owner and features a welcoming entrance hallway, a spacious living room with a feature wall, and a modern open-plan dining kitchen, also with a feature wall. Upstairs, the home offers a landing area, two generous double bedrooms, and a stylish three-piece family bathroom suite. Externally, a flagged driveway provides off-road parking, while well-maintained lawned gardens and a superb south facing decked patio offer excellent outdoor space. The home benefits from gas combination central heating and uPVC double glazing. With no upward chain, a swift completion is possible once the sale is agreed. Viewing is highly recommended to fully appreciate all that this lovely home has to offer. Our team at the Ramsbottom office will be happy to accompany you on a personal viewing.

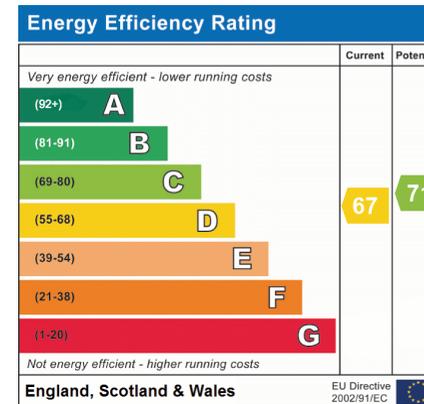
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: B Annual Amount: £1757.41 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 1800Mbps Upload: 220Mbps

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



Local Authority

Bolton Council
 Band B
 Tax Band Amount: £1757.41

Room Descriptions

Ground Floor

Entrance Hallway

Front door, ceiling coving, ceiling point and stairs leading to the first floor landing.

Lounge

UPVC double glazed bay fronted window, radiator, TV point, inset fireplace with oak beam, ceiling coving, built-in storage cupboards and ceiling point.

Open Plan Dining Kitchen

A modern fully fitted kitchen with a range of wall and base units with complimentary wooden work surfaces, four ring electric hob with extractor unit electric oven, integrated fridge, freezer, dishwasher and washing machine, single bowl sink unit with drainer, part tiled walls, radiators, built-in storage cupboards and shelves, electric stove, ceiling spotlights, Velux window, ceiling point, UPVC double glazed windows, UPVC double glazed French patio doors and back door.

First Floor

Landing

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

Bedroom One

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

Bedroom Two

UPVC double glazed rear window, radiator, built-in cupboard housing the combi boiler and ceiling point.

Family Bathroom

A modern three-piece white bathroom suite comprising of a tile bath with mixer tap, glass shower screen with shower above, low level WC, wash hand basin, chrome tiled radiator, ceiling point and UPVC double glazed side window.

Outside

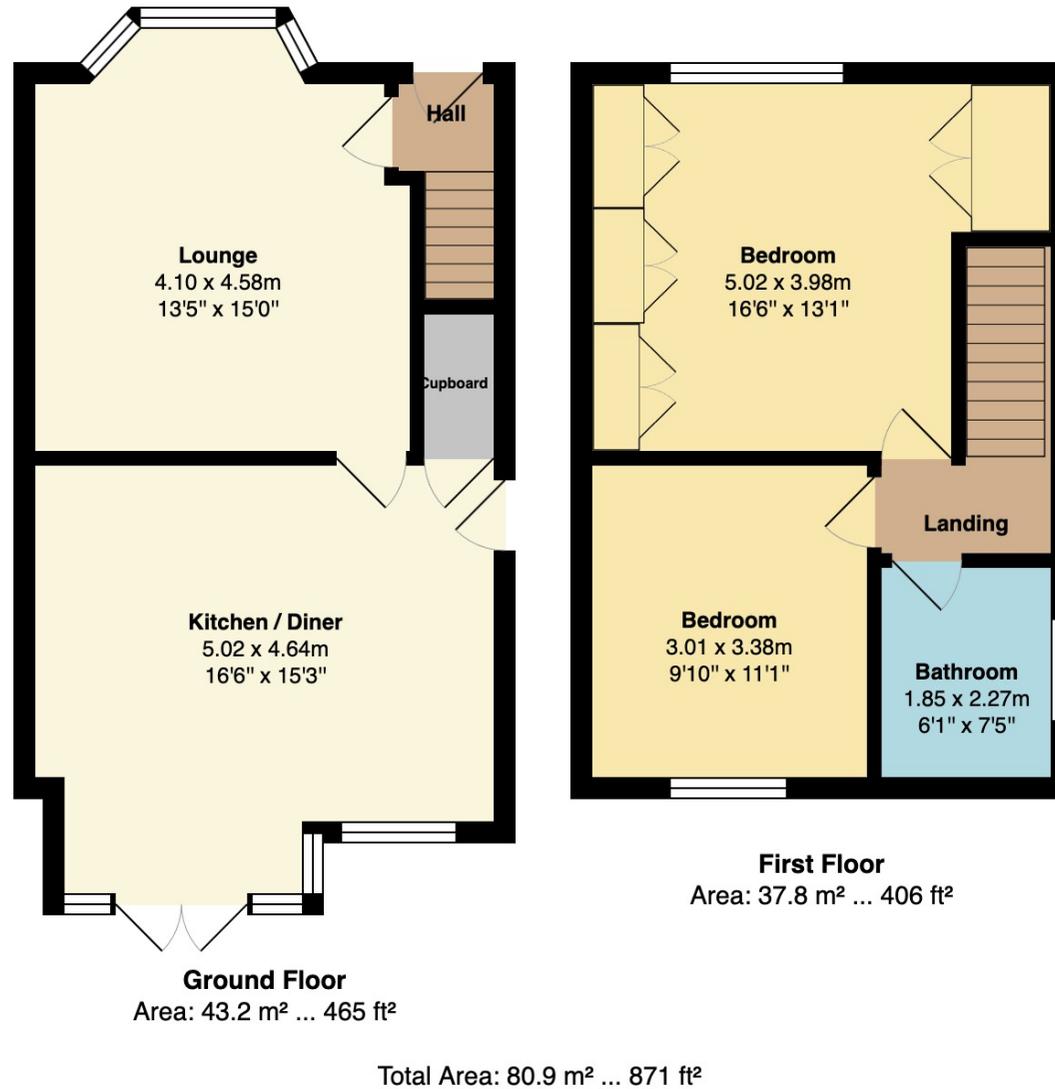
Parking & Gardens

Front: Flagged driveway, low maintenance front garden.

Rear: Large decked patio area, lawn area, well established borders shrubs, fence panels surround with gated access to the side.



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.