

£260,000  
Leasehold



**JON SIMON**  
ESTATE AGENTS

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### Features

- An excellent two bedroom semi-detached true bungalow
- Spacious lounge with feature fireplace
- Modern fully fitted kitchen with appliances
- Fully double glazed and gas central heating
- Modern three piece shower room
- Single detached garage with manual up and over door
- Large tarmac driveway
- Well maintained front and rear gardens with flagged patio area
- Sold with no onward chain
- EPC Rating - D
- Close to local shops and transport links
- Situated a short distance from Ramsbottom Village
- Viewing is absolutely essential on this property

### Summary of Property

**\*\* SOLD WITH NO ONWARD CHAIN \*\* BEAUTIFUL GARDENS \*\* DETACHED GARAGE & DRIVEWAY \*\*** A beautifully presented two bedroom spacious semi-detached true bungalow, in a highly sought after location of Ramsbottom. The property is within easy reach of Holcombe Brook and Ramsbottom centres and is a short drive to the motorway network. The bungalow has a stunning interior and benefits from gas fired central heating and is fully double glazed. The property briefly comprises; entrance hallway, living room with feature fire, superb modern fully fitted kitchen with appliances, two bedrooms and stunning shower room. Outside there is a well maintained gardens to two sides with well stocked flowers and plants. Tarmac driveway leading to a detached garage for ample off road parking. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

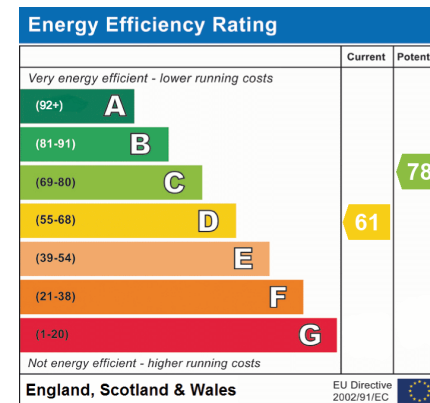
Tenure: Leasehold, Lease Term: 999 years Lease end date: TBC

Local Authority/Council Tax: Bury Council: B Annual Amount: £1780.17 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 52Mbps Upload: 10Mbps

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



### Local Authority

Bury Council

Band B

Tax Band Amount: £1780.17

## Room Descriptions

### Ground Floor

#### Entrance Hallway

A composite double glazed front door, meter cupboards, radiator, ceiling point, 6 steps to the first floor landing.

#### Lounge

UPVC double glazed front window, radiator, electric fire with featured surround, TV point, wall lights and ceiling spotlights.

#### Kitchen

A modern fitted kitchen with range of wall and base units with complimentary worksurface, single bowl sink unit with drainer, double electric oven, four ring electric hob with extractor unit above, integrated fridge, freezer and washing machine, part tiled walls, ceiling spotlights and UPVC double glazed front window.

### First Floor

#### Bedroom One

UPVC double glazed rear window, radiator, loft access, access to further mezzanine room

and ceiling point.

#### Bedroom Two

UPVC double glazed rear window and rear door, radiator, laminate flooring and ceiling point.

#### Shower Room

A modern three piece white suite comprising of a large walk-in shower unit, low level WC, wash hand basin, radiator, part tiled walls, electric wall heater, extractor unit, ceiling point and UPVC double glazed side window.

### Outside

#### Garage

Single detached garage with manual up and over door. Side windows.

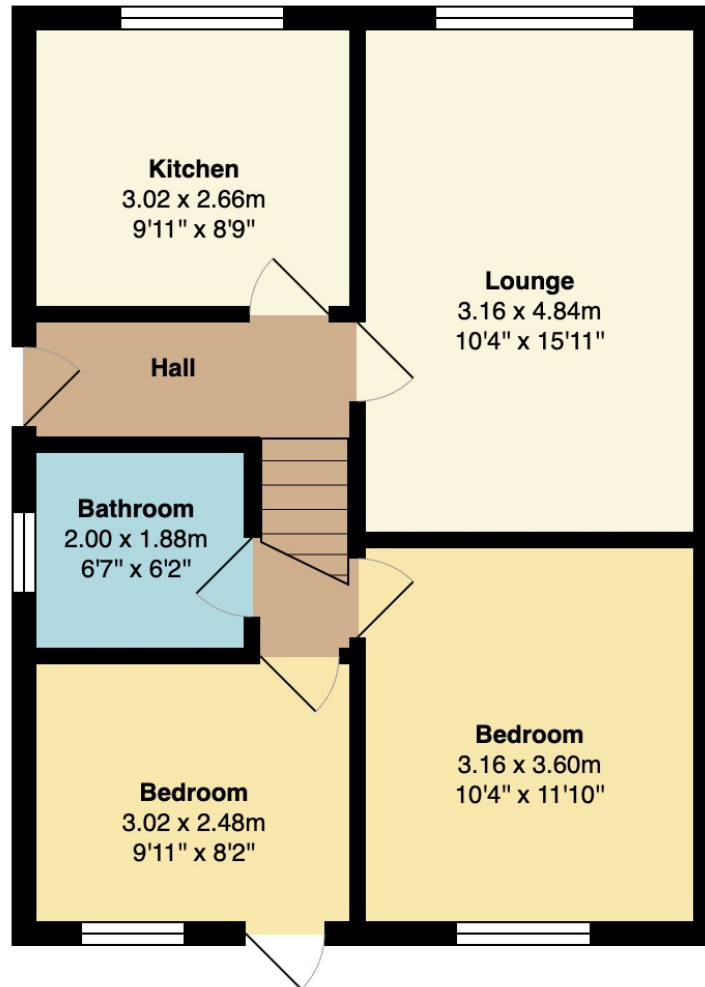
#### Gardens & Parking

Front: Tarmac driveway for several cars. Well maintained lawn area with well established borders and shrubs.

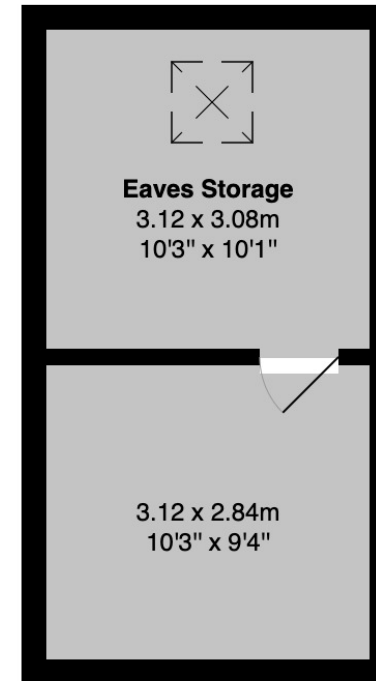
Rear: Paved patio area, low maintenance pebbled garden with borders and shrubs.



## Floorplan



**Ground Floor**  
Area: 54.5 m<sup>2</sup> ... 587 ft<sup>2</sup>



**Split Level Loft Eaves Storage**  
Area: 19.0 m<sup>2</sup> ... 204 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.