

£312,000  
Leasehold



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### Features

- SOLD WITH NO ONWARD CHAIN
- MODERN THREE BEDROOM DETACHED FAMILY HOME BUILT ONLY 12 YEARS AGO
- CATCHMENT AREA FOR ELTON HIGH SCHOOL, ELTON PRIMARY, GUARDIAN ANGELS AND CHANTLERS
- ENTRANCE HALLWAY & GUEST WC
- SPACIOUS LOUNGE
- OPEN PLAN DINING KITCHEN
- THREE DOUBLE BEDROOMS, MAIN BEDROOM BENEFITING FROM AN EN-SUITE SHOWER ROOM
- THREE PIECE FAMILY BATHROOM
- CLOSE BY TO BURY TOWN CENTRE WITH GREAT TRANSPORT LINKS INTO MANCHESTER CITY CENTRE
- GARAGE & TARMAC DRIVEWAY FOR AMPLE OFF ROAD PARKING
- WELL LANDSCAPED REAR GARDEN & FRONT GARDEN
- VIEWING IS ESSENTIAL TO BE FULLY APPRECIATED

## Summary of Property

**\*\* A DECEPTIVELY SPACIOUS THREE BEDROOM FAMILY HOME \*\* EN-SUITE SHOWER ROOM & GUEST WC \*\* SOLD WITH NO ONWARD CHAIN \*\* LARGE REAR GARDEN \*\***

This well presented detached family home is a must see positioned in a highly sought after residential area within easy access of good schools, amenities and transport links.

Briefly this fantastic family home boasts; Ground floor, entrance hallway, modern downstairs WC, spacious living room which opens up on to the modern dining kitchen. The first floor has three good sized bedrooms, the main with modern en-suite shower room, and a three piece family bathroom.

Externally the property boasts a tarmac driveway leading up to the integral garage, and well maintained modern gardens to the front and rear. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold, Lease Term: 999 years. Lease end date: 01 Jan 3012

Local Authority/Council Tax: Bury Council: D Annual Amount:£2288.80 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 1000Mbps Upload: 220Mbps

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

### Local Authority

Bury Council  
 Band D  
 Tax Band Amount: £2288.8

## Room Descriptions

### Ground Floor

#### Entrance Hallway

Double glazed front door, radiator and ceiling point.

#### Lounge

UPVC double glazed front window, radiator, TV point and ceiling point.

#### Dining Kitchen

A range of wall and base units with complementary work surface, one and half bowl sink unit with drainer, four ring gas hob with extractor above, electric oven, integrated dishwasher, ceiling points, radiator, UPVC double glazed rear window and French patio doors.

#### Inner Hallway

Radiator, ceiling point and stairs leading to the first floor landing.

#### Guest WC

A modern two piece white suite comprising of a low level w/c, wash hand basin, radiator, part tiled walls and ceiling point.

### First Floor

#### Landing

Ceiling point and loft access.

#### Bedroom One

Two UPVC double glazed front windows, radiator and ceiling point.

#### En Suite Shower Room

A modern three piece white suite comprising of a walk-in shower unit, low level w/c, wash hand basin, radiator, part tiled walls, ceiling point and UPVC double glazed window.

#### Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

#### Bedroom Three

UPVC double glazed rear window, radiator and ceiling point.

#### Family Bathroom

A modern three piece white bathroom suite comprising of a panelled bath with mixer tap, low level w/c, wash hand basin, part tiled walls, radiator, ceiling point and UPVC double glazed window.

### Outside

#### Garage

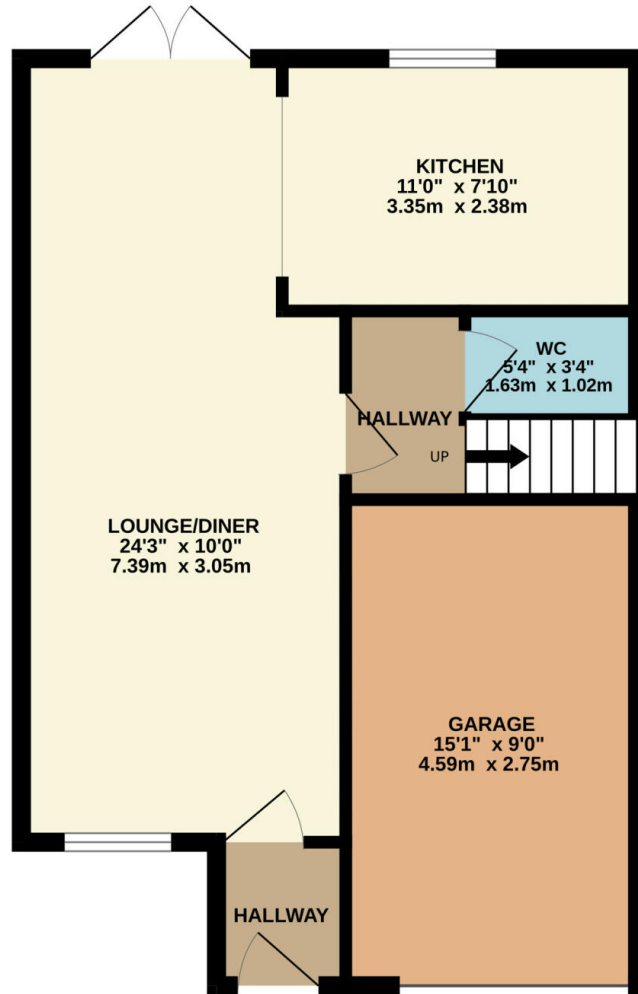
Manual up and over door, combi boiler, plumbed for washing machine, power points and ceiling point.

#### Gardens & Parking

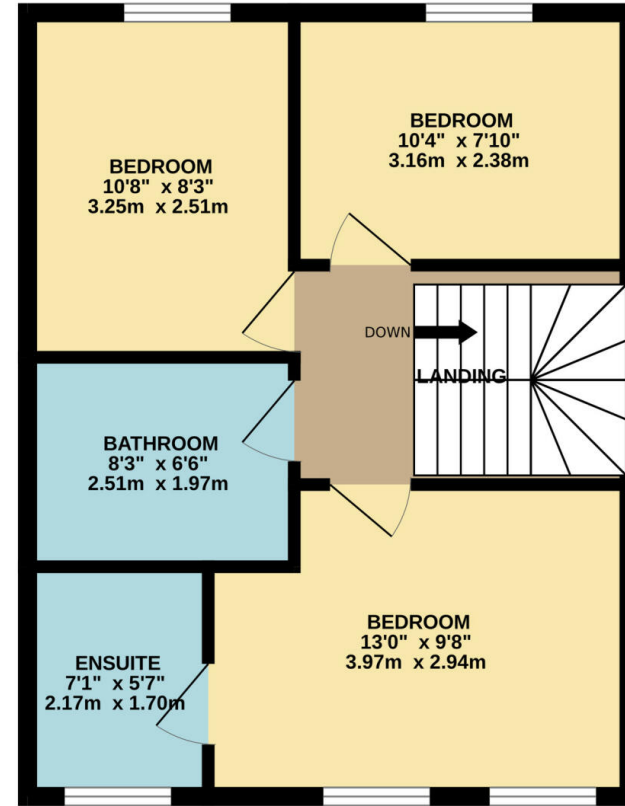


# Floorplan

GROUND FLOOR  
519 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or misstatements. This is for illustrative purposes only and should be used as a guide only. For any specific enquiries, the seller, agent and appliances shown have not been tested and no guarantee is given to their operation or efficiency can be given.

## 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.