

£1,250  
pcm



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JONSIMON  
TO LET

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### Features

- Stunning three bedroom semi detached family home
- Entrance Hallway & Downstairs WC
- Spacious Lounge with Storage Cupboard
- Modern Open Plan Dining kitchen
- Conservatory Extension
- Modern Three Piece Bathroom
- Gas Central Heating & Fully Double Glazed
- Beautiful Rear Garden With Patio Areas
- Tarmac Driveway For Off Road Parking
- Quiet Cul-De -Sac Location
- Close to local schools, shops and other amenities
- Viewing highly recommended and strictly by appointment only

## Summary of Property

**\*\* STUNNING OPEN PLAN DINING KITCHEN \*\* GUEST WC \*\* PERFECT FAMILY HOME \*\* CUL-DE-SAC LOCATION \*\* MUST SEE PROPERTY! \*\*** Nestled in the heart of Tottington village, this captivating modern semi-detached home with an impressive bay-fronted façade is a definite must-see for those seeking a well-maintained and spacious home. The property has undergone enhancements, most notably a generous extension to the rear, transforming it into a distinctive dwelling on this peaceful cul-de-sac. Positioned in a highly desirable location, with close proximity to Tottington Primary School, Tottington High School, local amenities, and convenient transport connections, this residence offers an array of advantages. The accommodation features an entrance hallway with stairs ascending to the first floor, granting access to the inviting, well-lit living room. Furthermore, modern open-plan modern dining kitchen and conservatory. Heading to the first floor, a landing connects to three generously proportioned bedrooms and a tastefully designed modern three-piece bathroom suite. Outside, the rear of the property showcases a meticulously maintained garden with Astro turf lawn and paved patio areas. To the side, there's a tarmac paved driveway, providing off-road parking, accompanied by a small lawn garden to the front. Additional benefits include a gas central heating system and double glazing. We highly recommend scheduling a viewing of this property, which is available strictly by appointment through our Ramsbottom office.

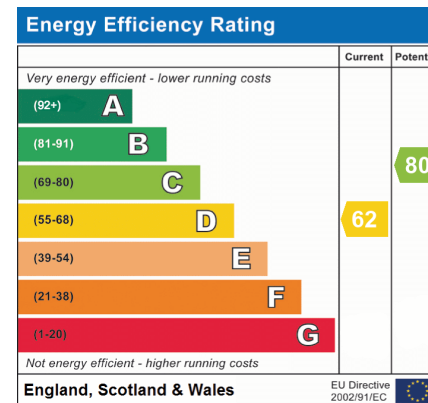
Deposit: £1250.00

Local Authority/Council Tax: Bury Council: B Annual Amount: £1695.21 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 80Mbps Upload: 20Mbps

Mobile Coverage: EE - Medium, Vodafone - High, Three - High, O2 - High



### Local Authority

Bury Council  
 Band B  
 Tax Band Amount: £1695.21

## Room Descriptions

### Ground Floor

#### Entrance Hallway

A double is metal front door, UPVC double glazed side window, radiator, laminate flooring, ceiling point and stairs into the first floor landing.

#### Guest WC

A modern two-piece white suite, comprising of a wash, hand basin, low-level WC, radiator, tiled flooring, part of walls, ceiling point and UPVC double glazed front window.

#### Lounge

UPVC double glazed bay fronted window, radiator, TV point, electric wall mounted, fire, storage cupboard and ceiling point.

#### Open Plan Dining Kitchen

A modern, fully fitted kitchen with a range of wall and base units complimentary worksurface, 1 1/2 bowl sink unit with drainer, parts tiled walls, four ring gas hob with extractor unit above, electrical oven, plumbed for washing machine, breakfast bar, radiator, tiled flooring, ceiling points, boiler and UPVC double glazed rear window.

#### Conservatory

UPVC double glazed French, patio doors and windows, tiled flooring and wall lights.

### First Floor

#### Landing

UPVC double glazed side window and ceiling point.

#### Bedroom One

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

#### Bedroom Two

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

#### Bedroom Three

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

#### Family Bathroom

A modern three-piece white suite comprising of a tiled bath with mixer tap, shower above, glass shower screen, low-level WC, wash hand basin with storage cupboard underneath, radiator, fully tiled walls, ceiling spotlights, storage cupboard and UPVC double glazed front window.

#### Outside

##### Gardens & Parking

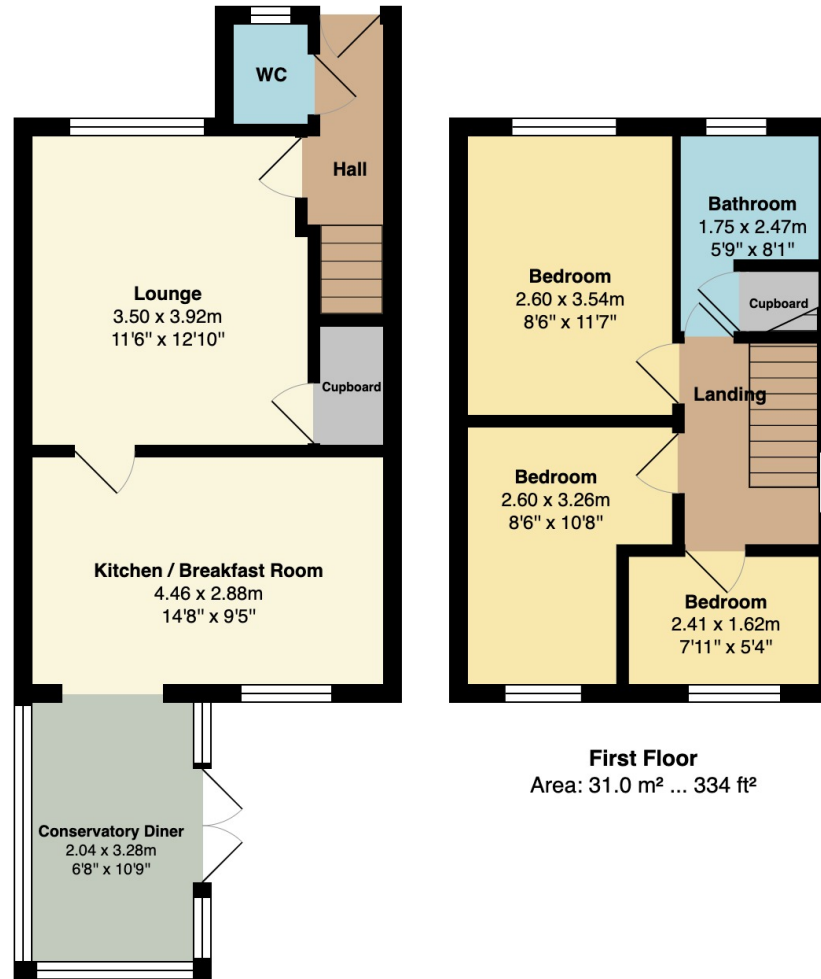
Front: Lawn area with flagged path and shrubs.

Rear: A flagged patio area, Astroturf lawn, wooden shed, fence, panels surround and gated access to the side.

Side: Tarmac driveway for off road parking.



# Floorplan



**Ground Floor**  
Area: 40.9 m<sup>2</sup> ... 440 ft<sup>2</sup>

**First Floor**  
Area: 31.0 m<sup>2</sup> ... 334 ft<sup>2</sup>

Total Area: 72.0 m<sup>2</sup> ... 775 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.