

£1,395
pcm



JON SIMON
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Features

- A simply stunning bespoke three bedroom detached family home on a corner plot
- Spacious Lounge With Feature Fireplace
- Entrance Hallway & Guest WC
- Stunning Open Plan Dining Kitchen With Appliances
- Fully Double Glazed and Gas Central Heating
- Garage & large concrete driveway for ample off road parking
- Private landscaped gardens to the rear and side with large patio area
- Situated on a sought after residential location on the border of Holcombe Brook & Ramsbottom village
- Viewing is highly recommended on this excellent property and is strictly by appointment only
- EPC Rating - D

Summary of Property

**** LARGE CORNER PLOT ** OPEN PLAN DINING KITCHEN ** BEAUTIFUL GARDENS ** DETACHED GARAGE **** A beautifully presented three bedroom spacious detached family home on a large corner plot, 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 property has a stunning interior and benefits from gas fired central heating and is fully double glazed. The property briefly comprises; entrance hallway, guest wc, living room with feature fireplace with French patio doors, stunning open plan dining kitchen with appliances. The first floor comprises: three good sized bedrooms all have fitted furniture and a modern three piece white family bathroom. Outside there is a well maintained lawned gardens to three sides with large Indian paved patio area ideal for entertaining or family BBQ's. Concrete paved driveway to the rear leading to a detached brick garage for ample off road parking. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold

Local Authority/Council Tax

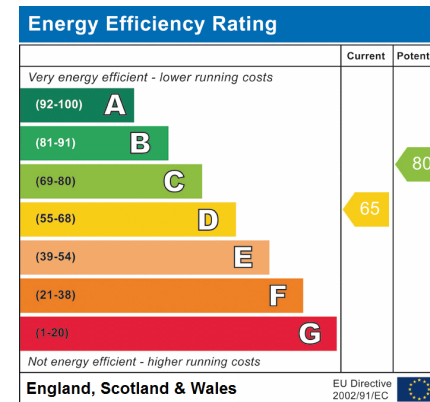
Bury Council: D Annual Amount:£2179.56 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 330Mbps Upload: 50Mbps

Mobile Coverage



Local Authority

Bury Council
Band D
Tax Band Amount: £2179.56

Room Descriptions

Ground Floor

Entrance Hallway

Double glazed metal front door, tiled flooring, radiator, ceiling spotlights, ceiling coving and stairs leading to the first floor landing.

Guest WC

A modern two piece white suite comprising of a low-level WC, wash hand basin with storage cupboard underneath, part tiled walls, tiled flooring, wall mounted mirror, ceiling, spotlights, ceiling coving and UPVC double glazed front window.

Lounge

UPVC double glazed windows and French patio doors leading onto the garden, electric wall mounted fire with feature limestone surround, radiator, TV point, ceiling coving, ceiling points.

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, range cooker with five induction hob with extractor hood above, integrated fridge, freezer, dishwasher, washing machine and wine cooler, breakfast bar, combi boiler, radiators, ceiling spotlights, storage cupboard, UPVC double glazed bay fronted window, UPVC double glazed rear window and composite back door, tiled flooring, under unit lighting and TV point.

First Floor

Landing

Loft access, ceiling coving, ceiling spotlights and UPVC double glazed rear door.

Bedroom One

UPVC double glazed front window, fitted wardrobes and units, radiator, built-in wardrobe, TV point, ceiling coving and ceiling point.

Bedroom Two

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

Bedroom Three

UPVC double glazed rear window, fitted wardrobes and units, radiator, ceiling spotlights and ceiling coving.

Family Bathroom

Modern three-piece white bathroom suite, comprising of a curved panelled bath with electric shower above, low-level WC, wash hand basin with storage cupboard underneath, chrome effect towel radiator, wall mounted mirror, fully tiled walls, tiled flooring, extractor unit, ceiling spotlights and UPVC double glazed side window.

Outside

Garage

A detached single brick built garage with electric remote control up and over garage door, plumbed for dryer, wall units, power points, ceiling point, single glazed side window and side door.

Gardens & Driveway

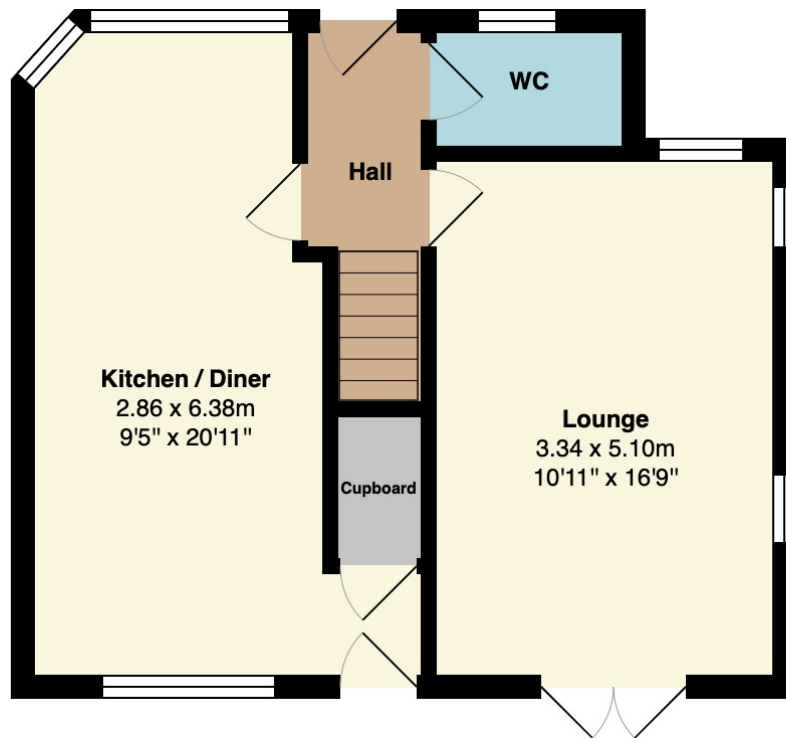
Front: Flagged pathway and lawn area.

Rear & Side: A large Indian paved patio area, borders and shrubs, outside water tap, wooden shed, lawn area, fence surround with gated access to to the side and rear.

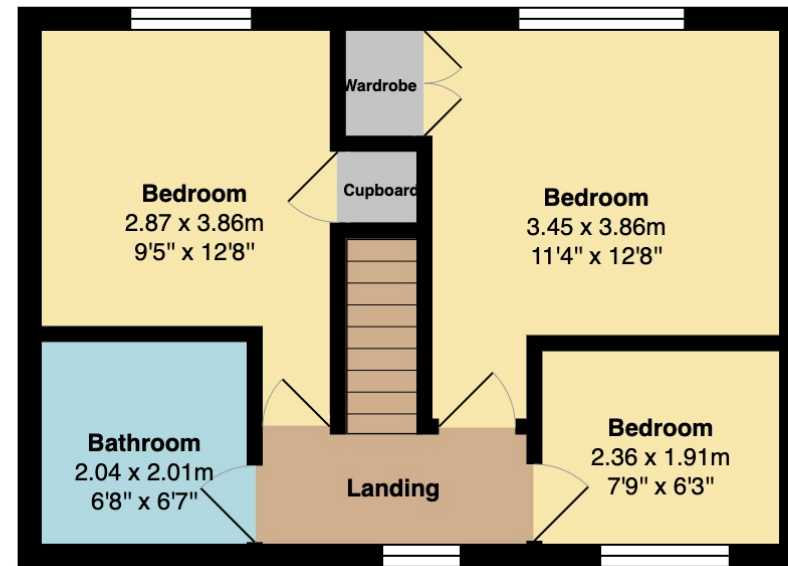
Driveway: A concrete paved driveway for several cars.



Floorplan



Ground Floor
Area: 44.8 m² ... 482 ft²



First Floor
Area: 37.4 m² ... 403 ft²

Total Area: 82.2 m² ... 885 ft²

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.