

£325,000  
Leasehold



**JS** JON SIMON  
ESTATE AGENTS



### Features

- A Well Presented Extended Two Bedroom Semi-Detached True Bungalow
- Single detached garage & large driveway for off road parking
- Spacious Extended Lounge
- Modern Extended Fitted Dining Kitchen
- Three piece White Shower Room
- Front Porch & Hallway
- Sought after & much desired residential area
- Quiet cul de sac location
- Sold With No Onward Chain
- Two Good Size Bedrooms
- Beautiful Front & Rear Gardens
- Viewing highly recommended and is strictly by appointment only

## Summary of Property

**\*\* A SURPRISINGLY SPACIOUS EXTENDED SEMI-DETACHED TRUE BUNGALOW IN GREENMOUNT VILLAGE \*\* SOLD WITH NO ONWARD CHAIN \*\* QUIET CUL-DE-SAC LOCATION \*\* LARGE EXTENDED DINING KITCHEN & LOUNGE \*\*** An attractively located two double bedroom semi-detached true bungalow providing neatly maintained accommodation, situated just off Holcombe Road in a much favored residential area in a quiet small cul-de-sac, in the heart of Greenmount village, conveniently placed for local shops and amenities. The accommodation on offer would suit someone downsizing or looking for single floor living. Briefly comprising: Front porch, entrance hallway, spacious extended lounge, modern extended dining kitchen with patio doors leading on to the garden, two double bedrooms, modern three piece shower room. The property has the usual benefits of gas central heating and uPVC double glazing throughout. Large driveway for several cars to the front leading to a detached single garage and well maintained gardens to the front and rear. Viewing is an absolute must and is strictly by appointment only via our Ramsbottom office.

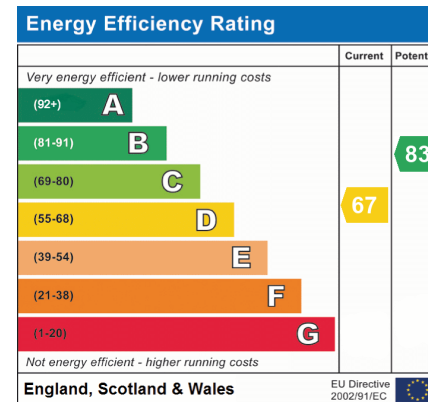
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: C Annual Amount:£2034.48 Approx.

Flood Risk: Very Low

Broadband availability

Superfast: Download: 90Mbps Upload: 20Mbps



### Local Authority

Bury Council  
 Band C  
 Tax Band Amount: £2034.48

## Room Descriptions

### Ground Floor

#### Front Porch

UPVC double glazed front door, UPVC double glazed windows and tiled flooring.

#### Hallway

Radiator, meter cupboard, ceiling point and loft access.

#### Lounge

UPVC double glazed French patio doors and windows, electric fire with feature surround, radiator and ceiling spotlights.

#### Extended Dining Kitchen

A modern range of wall and base units we have complementary work surface, one and a half bowl sink unit, four ring gas hob with extract unit above, electric double oven, integrated washing machine, fridge, freezer and dishwasher, tiled flooring, radiator, ceiling spotlights, UPVC double glazed side windows and UPVC double glazed French patio doors.

#### Bedroom One

UPVC double glazed front window, radiator and ceiling point.

#### Bedroom Two

UPVC double glazed front and side windows, radiator, ceiling coving and ceiling point.

#### Shower Room

A modern three piece white suite comprising of a walk-in shower unit with electric shower above, low level WC, wash hand basin with storage cupboards, fully tiled walls, chrome towel radiator, ceiling point and UPVC double glazed window.

### Outside

#### Garage

Detached single garage with manual up and over door, power points and ceiling point, side door.

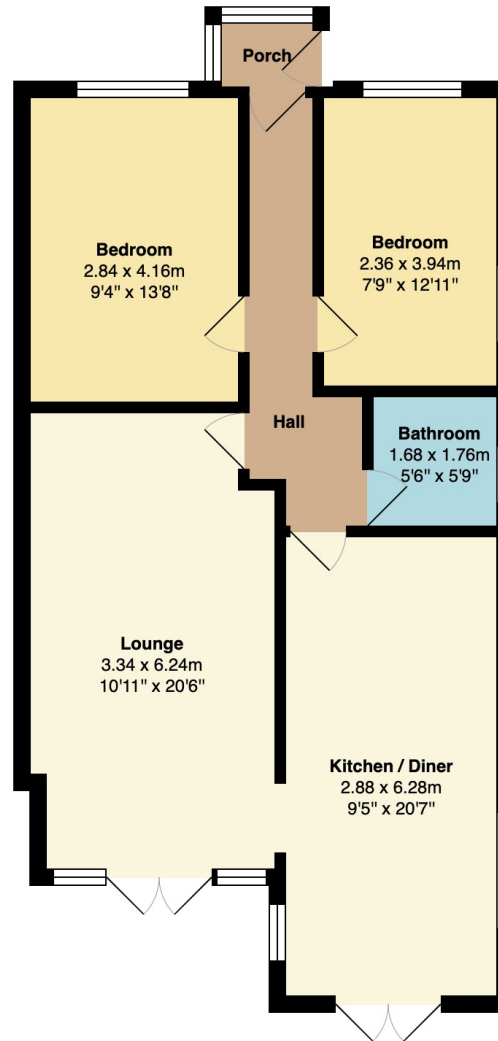
#### Gardens & Parking

Front:

Rear: Paved patio areas with well-maintained borders and shrubs, lawn area, wooden shed, fence panel surround and gated access to side.



# Floorplan



**Ground Floor**  
Area: 73.4 m<sup>2</sup> ... 790 ft<sup>2</sup>

Total Area: 73.4 m<sup>2</sup> ... 790 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.

**28, Bolton Road West, Ramsbottom, Bury, BL0 9ND 01706 489 966 info@jonsimon.co.uk**