

£130,000  
Leasehold



**JON SIMON**  
ESTATE AGENTS





### Features

- Garden Fronted Three Bedroom Mid Terrace
- Open Plan Dining Kitchen
- Spacious Lounge
- Requires a scheme of modernisation throughout
- Enclosed Yard To The Rear
- Sold With No Onward Chain
- Excellent Local Amenities
- Ideal First Time Buy Or Buy To Let
- Vestibule & Landing
- Viewing Highly Recommended and Strictly by Appointment Only

## Summary of Property

**\*\* SOLD WITH NO ONWARD CHAIN \*\* PRICED TO SELL!! \*\*** A deceptively spacious three bedroom mid terraced house on Garston Street, Bury. Excellent transport links into Bury Town Centre and motorway links. Excellent schools such as St Joseph and St Bede RC Primary School around the corner. The property comprises of; vestibule, welcoming lounge, large open plan dining kitchen, three good sized bedrooms and a three piece bathroom. Outside is garden fronted and has enclosed yard to the rear, also benefits from gas central heating and double glazed windows. The property does require a modernisation throughout. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

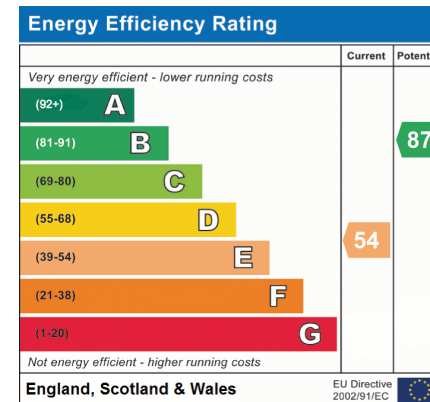
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: A Annual Amount:£1525.86 Approx.

Flood Risk: Very Low

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

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



### Local Authority

Bury Council  
Band A  
Tax Band Amount: £1525.86

## Room Descriptions

### Ground Floor

#### Vestibule

UPVC double glazed front door, tiled flooring and ceiling point.

#### Lounge

UPVC double glazed front window, radiators, coal effect gas fire with surround, TV point, laminate flooring and ceiling point.

#### Dining Kitchen

Range of wall and base units complementary worksurface, single bowl sink unit with drainer, four ring electric hob with extractor unit above, electric oven, plumbed for washing machine and dryer, radiator, part tiled walls, boiler, storage cupboard under the stairs and ceiling point.

### First Floor

#### Landing

Ceiling spotlights.

#### Bedroom One

Double glazed rear window and ceiling point.

#### Bedroom Two

UPVC double glazed front window, radiator and ceiling point.

#### Bedroom Three

UPVC double glazed front window and ceiling point

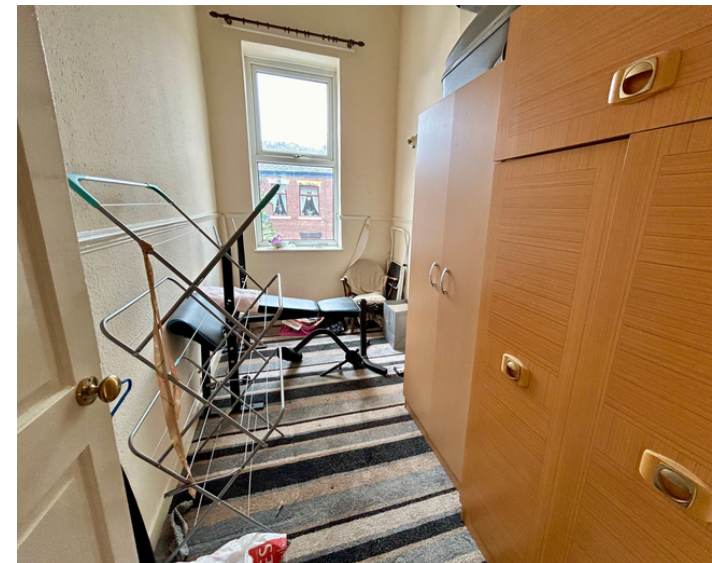
#### Family Bathroom

A three-piece white bathroom suite comprising of a panel bath with mixer taps, electric shower above, low level WC, wash hand basin with storage cupboard, part tiled walls, ceiling spotlights and UPVC double glazed rear window.

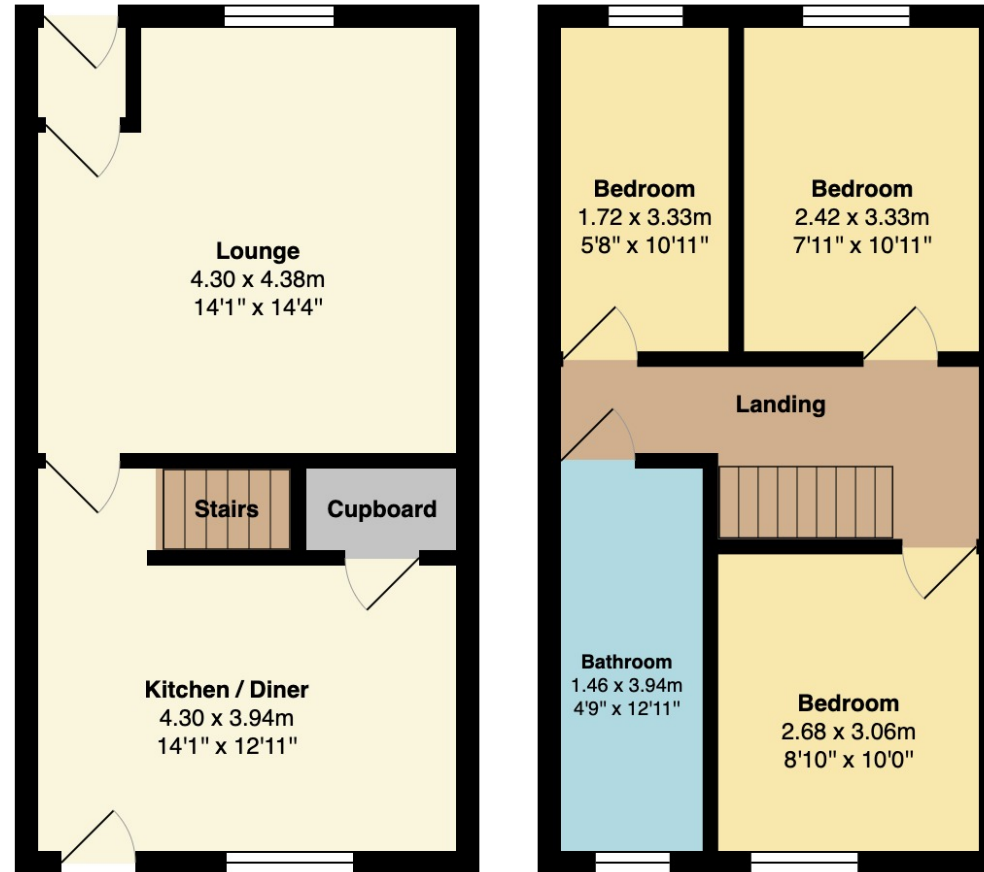
### Outside

#### Yard

Paved enclosed rear yard with wooden shed and gated access to the rear.



# Floorplan



**Ground Floor**  
Area: 36.5 m<sup>2</sup> ... 392 ft<sup>2</sup>

**First Floor**  
Area: 36.5 m<sup>2</sup> ... 392 ft<sup>2</sup>

Total Area: 72.9 m<sup>2</sup> ... 785 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.