

£275,000  
Leasehold



JON SIMON  
ESTATE AGENTS

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### Features

- Extremely well presented three bedroom extended semi-detached family home
- Large Corner Plot
- Front porch and hallway
- Spacious Lounge with feature fireplace
- Modern Fully Fitted Dining Kitchen & Utility Room
- Fully double glazed and gas central heating
- Sold with no onward chain
- Driveway providing ample off Road Parking & Single Detached Garage
- Modern three piece white bathroom suite & Three good sized bedrooms
- EPC Rating - D
- Situated on a very popular estate just off Turton Road in Tottington Village
- Close to most local amenities, transport links and country walks
- Early viewing is highly recommended as interest is due to be high and is strictly by appointment only

## Summary of Property

**\*\* SEMI RURAL LOCATION \*\* LARGE CORNER PLOT & EXTENSION TO THE REAR \*\* NO CHAIN \*\* MUST SEE \*\*** JonSimon are extremely pleased to have taken instruction in the sale of this superbly appointed three bedroom extended semi detached property which is situated on this small select development 'just off' Turton Road. Positioned on a large corner plot, surrounded by beautifully landscaped and well-tended gardens. It is only a short distance to the centre of Tottington so is extremely convenient for all the shops, amenities and attractions it has to offer. The property briefly comprises of; front porch, hallway, spacious lounge with feature log burner, utility room, extended dining room and modern fully fitted kitchen. To the first floor you have access to all three good sized bedrooms and a modern three piece white bathroom suite. The property is extremely attractive from external appearances with its imprinted concrete driveway, enhanced with a detached single garage. The back garden has a generous low maintenance garden to the rear with a paved patio area surrounded by pebbled borders. Early viewing is absolutely essential and is strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold

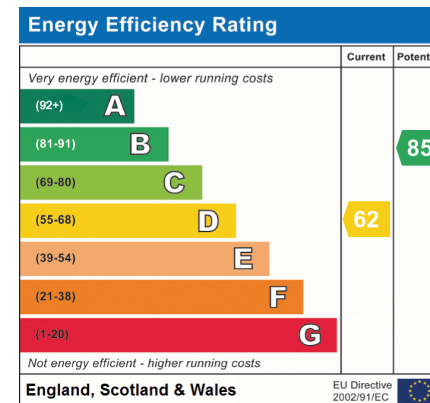
Local Authority/Council Tax: Bury Council: B Annual Amount:£1780.17 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 1139Mbps Upload: 104Mbps

Mobile Coverage



### Local Authority

Bury Council  
Band B  
Tax Band Amount: £1780.17

## Room Descriptions

### Ground Floor

#### Front Porch

UPVC double glazed front door, UPVC double glazed windows, tiled floor and wall light.

#### Hallway

UPVC double glazed French patio doors, laminate flooring, storage cupboard, ceilings spotlights and stairs leading to the first floor landing.

#### Lounge

UPVC double Bay fronted window, multi fuel stove burner with feature surround, laminate flooring, TV point, radiator and ceiling spot lights.

#### Extended Dining Kitchen

A modern range of wall and base units with complementary worksurface, single bowl sink unit with drainer, four ring gas hob with extractor unit above, integrated microwave, electric oven, dishwasher, plumbed for American style fridge freezer, breakfast bar, tiled flooring, part tiled walls, ceiling spotlights, TV point, radiator, UPVC double bay side window and wall lights.

#### Utility Room

UPVC double glazed side window, plumbed for washing machine, tiled flooring, ceiling point and storage cupboard.

#### Rear Porch

Two rear doors and ceiling point.

### First Floor

#### Landing

UPVC double glazed side window, loft access with pull down ladder, ceiling spotlights.

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

UPVC double glazed front window, radiator, laminate flooring, Combi boiler and ceiling spotlights.

### Family Bathroom

A modern three piece white suite comprising of a panel bath with shower above, glass shower screen, low level WC, wash hand basin, fully tiled walls, radiator, tiled flooring, underfloor heating, extractor unit, ceiling spotlights and UPVC double glaze rear window.

### Outside

#### Garage

Single detached garage with manual up and over door, ceiling points, ceiling point and rear window and side door.

#### Gardens & Parking

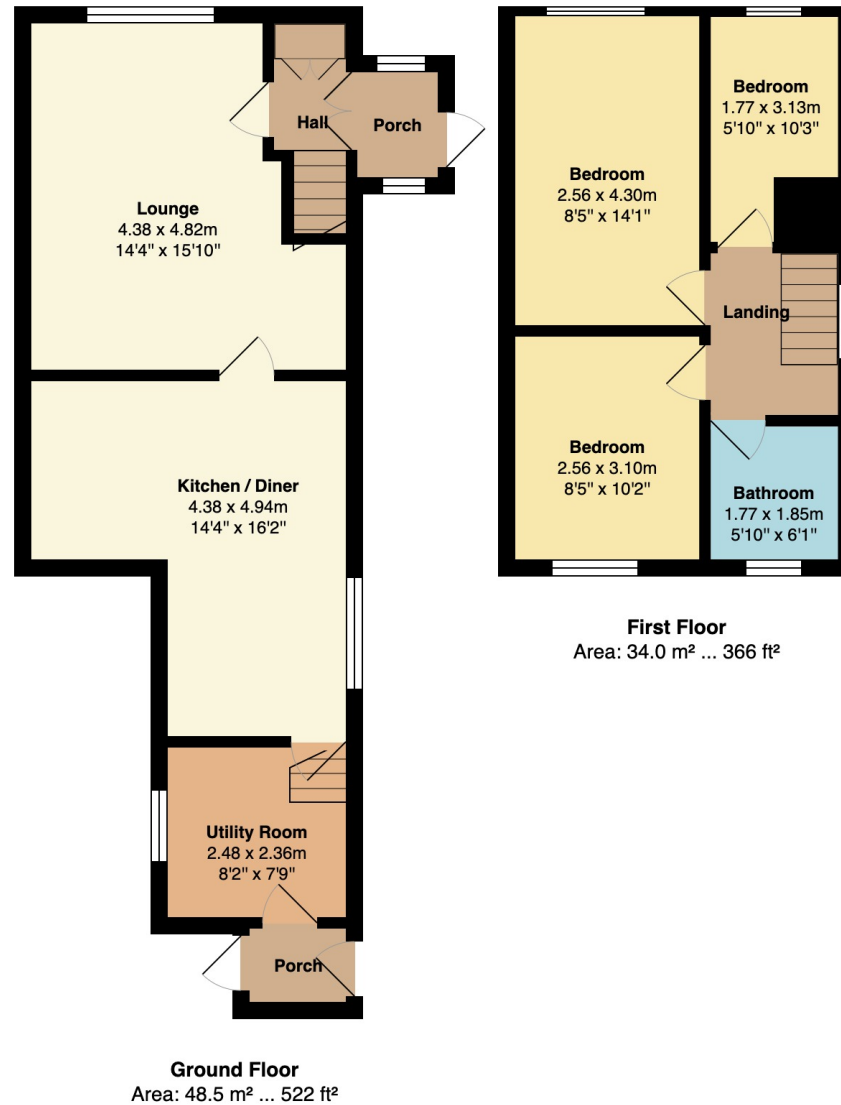
Front: Well-maintained borders and shrubs with lawn area.

Side: Well-maintained borders and shrubs, flowers, paved driveway.

Rear: Low maintenance rear garden with borders and shrubs, pond, outside water taps and outside lights.



# Floorplan



Total Area: 82.4 m<sup>2</sup> ... 887 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.