

£425,000
Leasehold



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Features

- Renovated four double bedroom detached family home
- Stunning bespoke open plan fitted dining kitchen with appliances & Utility room
- Spacious lounge with bay window
- Entrance Hallway & Guest WC
- Bright & Airy Accommodation
- Four double bedrooms, main bedroom boasting & en-suite shower room
- Beautiful three piece white family bathroom
- Situated on a extremely popular estate in Ramsbottom
- Large tarmac driveway for several cars leading to a single garage
- EPC Rating - C
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** PERFECT FAMILY HOME ** STUNNING INTERIOR ** OPEN PLAN DINING KITHEN ** MUST SEE! **** This attractive and roomy family residence is situated within a popular residential development at the center of Ramsbottom. A variety of conveniences, such as well-liked schools, shops, restaurants, and picturesque countryside walks, are within easy reach, alongside excellent transportation connections and access to the motorway network. Inside the house, you'll find abundant natural light and spacious rooms. The current homeowners have meticulously maintained the property to a very high standard. In summary, the property features an entrance hallway, a generously sized living room with a bay window, an exquisite open-plan dining kitchen, a utility room, a guest toilet, four room double bedrooms with the primary bedroom including an en-suite shower room, and a modern family bathroom suite. The exterior boasts a large tarmac driveway at the front, providing off-road parking for multiple vehicles and leading to the attached garage. The back garden is ideal for entertainment, featuring a sizable paved patio area, a well-maintained lawn, and a substantial pergola. We highly recommend scheduling a viewing to fully appreciate the available living space, with viewings available by appointment only via our Ramsbottom office.

Tenure: Leasehold, Lease end date: 01/01/3000

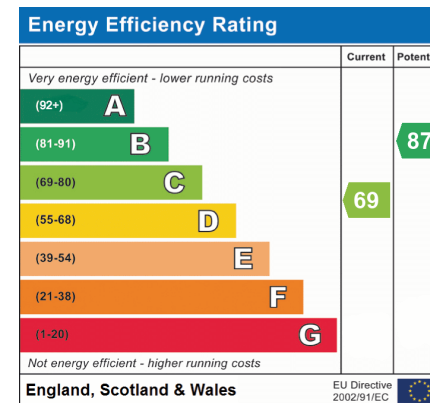
Annual ground rent: £100 per year

Local Authority/Council Tax: Bury Council: E Annual Amount:£2663.89 Approx.

Flood Risk: Very Low

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

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



Local Authority

Bury Council
 Band E
 Tax Band Amount: £2663.89

Room Descriptions

Ground Floor

Entrance Hallway

Double glazed metal front door, radiator, Karndean flooring, ceiling spotlight and stairs leading to the first floor landing.

Lounge

4.52m x 3.48m (14' 10" x 11' 5") UPVC double glazed bay fronted window, radiator, TV point, ceiling coving and ceiling spotlights.

Open Planning Dining Kitchen

6.15m x 3m (20' 2" x 9' 10") A stunning fitted kitchen with a range of wall and base units, complementary work surface, breakfast bar, 1 1/2 bowl sink unit with drainer and mixer tap, integrated fridge, freezer, electric oven, microwave, wine cooler and dishwasher, radiator, four ring induction hob with extractor hood above, TV point, tiled flooring, storage cupboard, ceiling coving, ceiling spotlights, part-tiled walls, UPVC double glazed rear window and UPVC double glazed French patio doors.

Utility Room

1.70m x 1.35m (5' 7" x 4' 5") Modern range of wall units, complementary work surface, plumbing for washing machine and dryer, radiator, part tiled walls, tiled flooring, extractor fan, ceiling point, and double glazed metal rear door.

Guest WC

1.62m x 1.17m (5' 4" x 3' 10") A two-piece white suite comprising of a low-level WC, wash hand basin, part tiled walls, radiator, tiled flooring, ceiling point, and UPVC double glazed side window.

First Floor

Landing

2.13m x 1.95m (7' 0" x 6' 5") Radiator, ceiling spotlights and loft access.

Bedroom One

4.49m x 3.58m (14' 9" x 11' 9") UPVC double glazed front window, modern fitted wardrobes, radiator, TV point and ceiling spotlights.

En-Suite Shower Room

1.78m x 1.60m (5' 10" x 5' 3") A modern three-piece white suite, comprising of a walk-in shower unit, low-level WC, wash hand basin with storage cupboard underneath, chrome effect towel, radiator, tiled walls, Karndean flooring, extractor unit, ceiling spotlights, and UPVC double glazed front window.

Bedroom Two

3.63m x 2.54m (11' 11" x 8' 4") UPVC double glazed front window, built-in storage cupboard, housing the water tank, ceiling spotlights.

Bedroom Three

3.27m x 2.16m (10' 9" x 7' 1") UPVC double glazed rear window, radiator, fitted wardrobes, wall lights and ceiling spotlights.

Bedroom Four

2.59m x 2.34m (8' 6" x 7' 8") UPVC double glazed rear window, radiator and ceiling spotlights.

Family Bathroom

2.59m x 2.34m (8' 6" x 7' 8") A three piece white modern suite comprising of a panel bath with mixer taps, shower above, glass shower screen, wash hand basin, low-level WC, radiator, part-tiled walls, extractor unit, Karndean flooring and ceiling spotlights.

Outside

Garage

Single garage with a manual up and over garage door, power points, boiler and ceiling points.

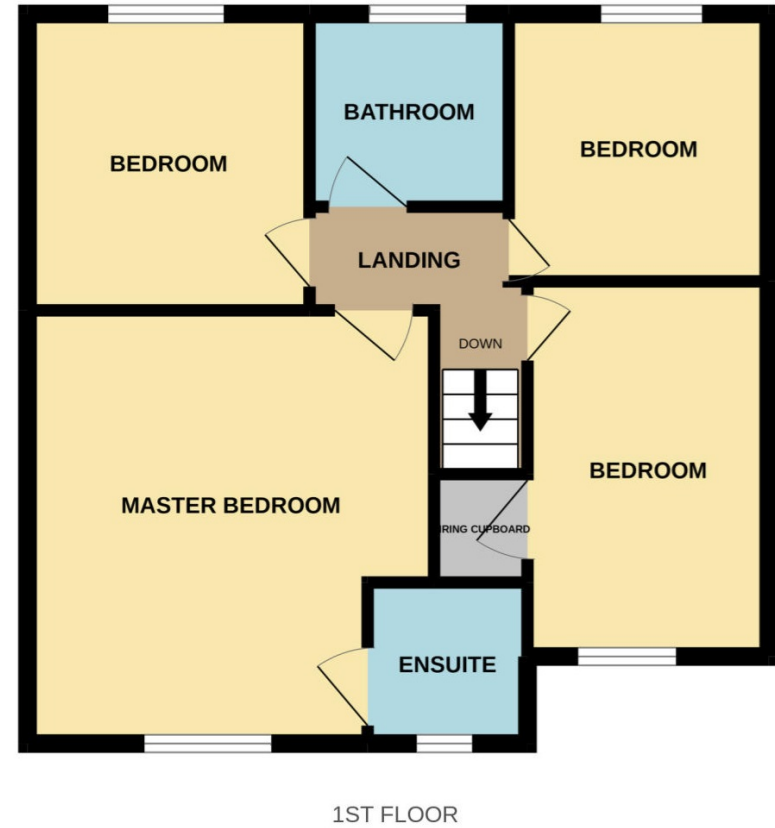
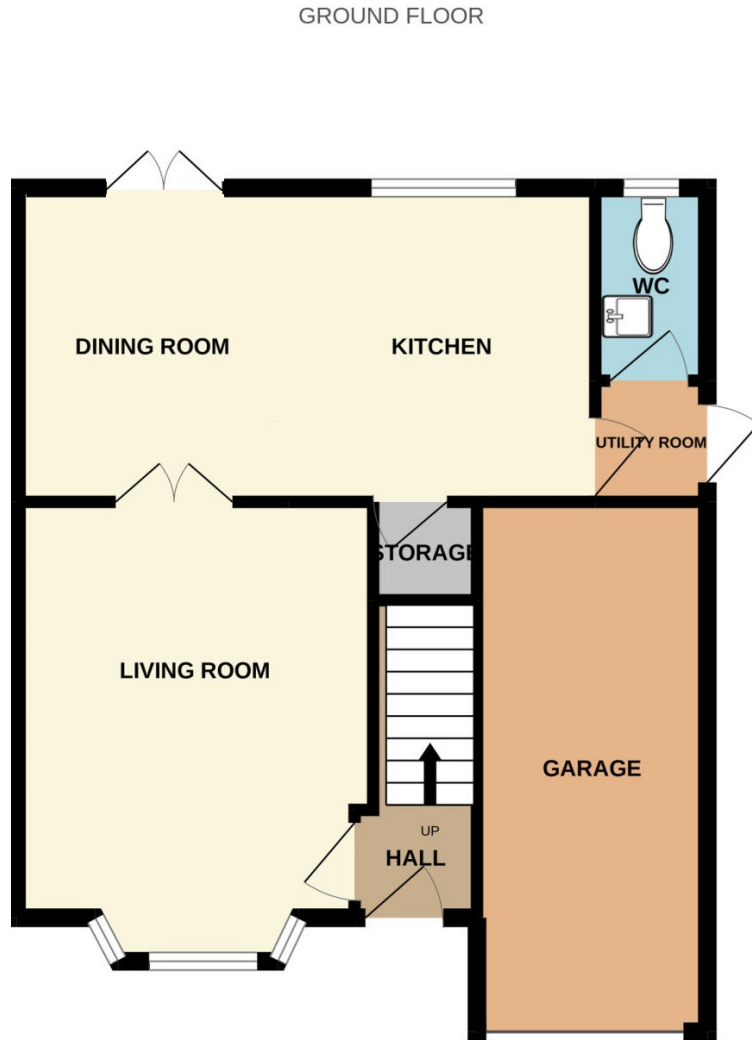
Gardens & Parking

Front; Tarmac driveway for several cars, lawn area and borders and shrubs.

Rear: A large Indian paved patio area, pergola, lawn area, low maintenance borders and shrubs, fence panel surround and gated access to the side.



Floorplan



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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