

£1,250
pcm



JS
ESTATE AGENTS



Features

- A Three Bedroom Detached True Bungalow
- Available Immediately
- Prime Location on Seddons Farm Estate
- Front Porch & Hallway
- Spacious Lounge
- Modern Open Plan Dining Kitchen
- Three Piece Family Bathroom
- Well Maintained Front & Rear Gardens
- Block Paved Driveway & Single Garage
- Single garage, attractive block paved driveway
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** AVAILABLE IMMEDIATELY ** PRIME POSITION - LOCATED ON SEDDONS FARM ** MODERN FITTED DINING KITCHEN ** MUST SEE! **** JonSimon Estate Agents are delighted to present Garstang Drive, a well-presented detached bungalow situated in the highly sought-after Seddons Farm area of Bury. This spacious property offers three double bedrooms, making it ideal for families or those looking for generous single-level living. The property is conveniently located within walking distance of a range of excellent local amenities, including a butcher, chip shop, Co-op, medical centre, chemist, post office, hairdressers, and laundrette. This generously proportioned and versatile home is available immediately, subject to a successful application. The accommodation briefly comprises: an entrance porch, hallway, spacious lounge, modern open-plan dining room and kitchen, inner hallway, three bedrooms, and a three-piece bathroom suite. Externally, the property benefits from gardens to both the front and rear, along with a generous block-paved driveway leading to an integral garage. Early viewing is highly recommended and strictly by appointment only through our Ramsbottom office.

Deposit: £1250.00 min

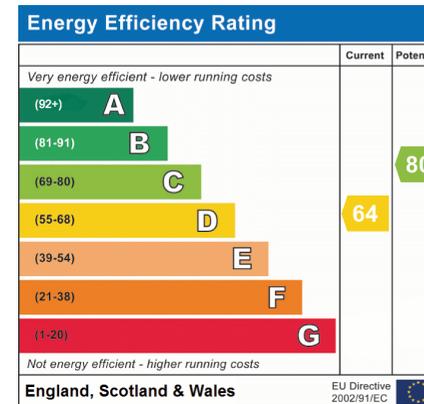
Local Authority/Council Tax

Bury Council: D Annual Amount: £2555.15 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1800 Mbps Upload: 220 Mbps

Mobile Coverage : EE - Good outdoor, variable in-home, Vodafone - Good outdoor, variable in-home, Three - Good outdoor, O2 - Good outdoor, variable in-home.



Local Authority

Bury Council
Band D
Tax Band Amount: £2555.15

Room Descriptions

Ground Floor

Front Porch

A composite double glazed front door and UPVC double glazed windows, wall light and tiled flooring.

Hallway

Double glazed internal double doors, radiator, ceiling coving and ceiling point.

Lounge

UPVC double glazed bay fronted window, radiators, wall mounted gas fire with surround, wall lights, ceiling coving and ceiling point.

Open Dining Kitchen

A modern range of wall and base units with complimentary work surface, single bowl sink unit with drainer, double electric oven, electric four ring hob with extractor unit above, plumbed for washing machine, ceiling point, radiator, ceiling coving, double glazed side and rear windows. Single glazed back door.

Inner Hallway

Loft access, large storage cupboard and ceiling point.

Bedroom One

Double glazed rear window, fitted wardrobes and units, radiator, ceiling coving and ceiling point.

Bedroom Two

Double glazed French patio doors, laminate flooring, loft access and ceiling point.

Bedroom Three

Double glazed side window, radiator, fitted wardrobes and ceiling point.

Family Bathroom

A three-piece bathroom of a large corner bath with mixer taps, shower above, low level WC, wash hand basin, storage cupboards, fully tiled walls and flooring, radiator, extractor unit, ceiling spotlights and two double glazed side windows.

Outside

Garage

Manual up and over door, power points and ceiling points.

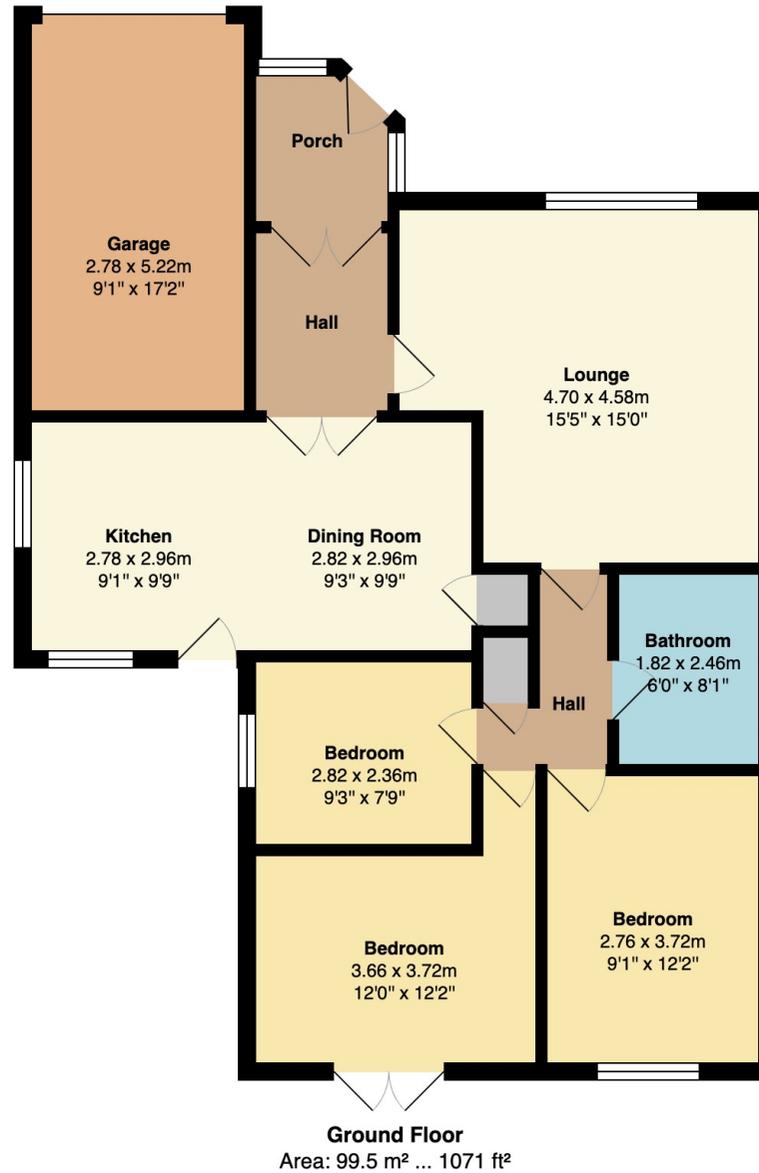
Gardens & Parking

Front: Large block paved driveway for several cars, lawn area with well established borders and shrubs.

Back: Block paved patio area, additional paved patio, lawn area, well established boards and shrubs, water feature, outside water tap and gated access to the side.



Floorplan



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.

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