

Offers in Region of  
£300,000  
Leasehold



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## Features

- A well presented two double bedroom semi-detached true bungalow on a corner plot
- Sold with no onward chain and vacant possession
- Front porch & Inner hallway
- Spacious lounge
- Open plan dining kitchen
- Three piece white bathroom suite
- Garage & Concrete driveway providing ample off road parking
- Sought after location of Greenmount village
- Front & rear gardens with large flagged patio area
- Recently rewired & New boiler
- Viewing highly recommended and strictly by appointment only

## Summary of Property

**\*\* SOLD WITH NO CHAIN \*\* SET IN THE HEART OF GREENMOUNT VILLAGE \*\* VACANT POSSESSION \*\* OPEN PLAN DINING KITCHEN \*\*** A well-presented two-bedroom semi-detached bungalow, located in one of the area's most sought-after residential locations. The property sits on a quiet cul-de-sac just off Vernon Road, approximately midway between Bury and Ramsbottom town centres. Formerly a three-bedroom home, the property offers the potential to be easily reinstated to its original layout if required. The accommodation briefly comprises an entrance porch, a spacious lounge, an open-plan dining kitchen, an inner hallway, two well-proportioned double bedrooms, and a three-piece white bathroom suite. The property benefits from uPVC double glazing, a recently updated electrical system, and gas central heating throughout. Externally, there are well-maintained gardens to both the front and rear, with a generous patio area providing an excellent outdoor space for relaxation and entertaining. An attached garage and a concrete driveway to the front of the property provide ample off-road parking. The home is offered for sale with no onward chain and vacant possession, allowing for a swift and straightforward purchase. Ideally situated close to a wide range of amenities including highly regarded schools, shops, restaurants, and excellent transport links, with easy access to the motorway network. Early viewing is highly recommended and strictly by appointment through our Ramsbottom office.

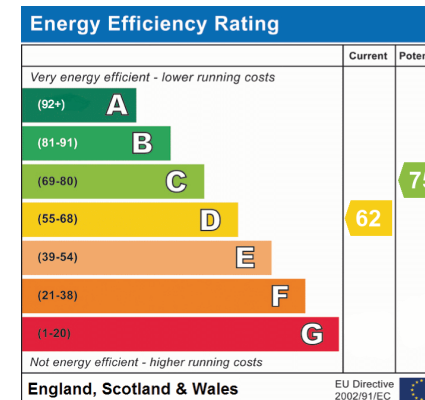
Tenure: Leasehold - £TBC a year

Local Authority/Council Tax: Bury Council: C Annual Amount: £2146.28 Approx.

Flood Risk: Low

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

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



## Local Authority

Bury Council

Band C

Tax Band Amount: £2146.28

## Room Descriptions

### Ground Floor

#### Porch

A composite double glazed front door, UPVC double windows, quarry tiled flooring, radiator and ceiling point.

#### Lounge

A double glazed front window, radiators, gas fire with stone surround and Welsh slate hearth, TV point, ceiling coving and ceiling point.

#### Dining Kitchen

A range of wall and base units with complementary worksurface, single bowl sink unit with drainer, plumbed for washing machine, radiator, part tiled walls, ceiling points, UPVC double glazed rear windows and UPVC double glazed back door.

#### Bedroom One

UPVC double glazed rear window, radiators, ceiling coving and ceiling point.

#### Bedroom Two

UPVC double glazed side window, radiator, ceiling coving and ceiling point.

#### Family Bathroom

A three-piece white suite comprising of a panel bath with mixer taps, electric shower above, low-level WC, wash hand basin, radiator, part tiled walls, storage cupboard housing the Combi boiler, ceiling point and UPVC double glazed side window.

### Outside

#### Garage

A single garage with manual door, power points and ceiling point.

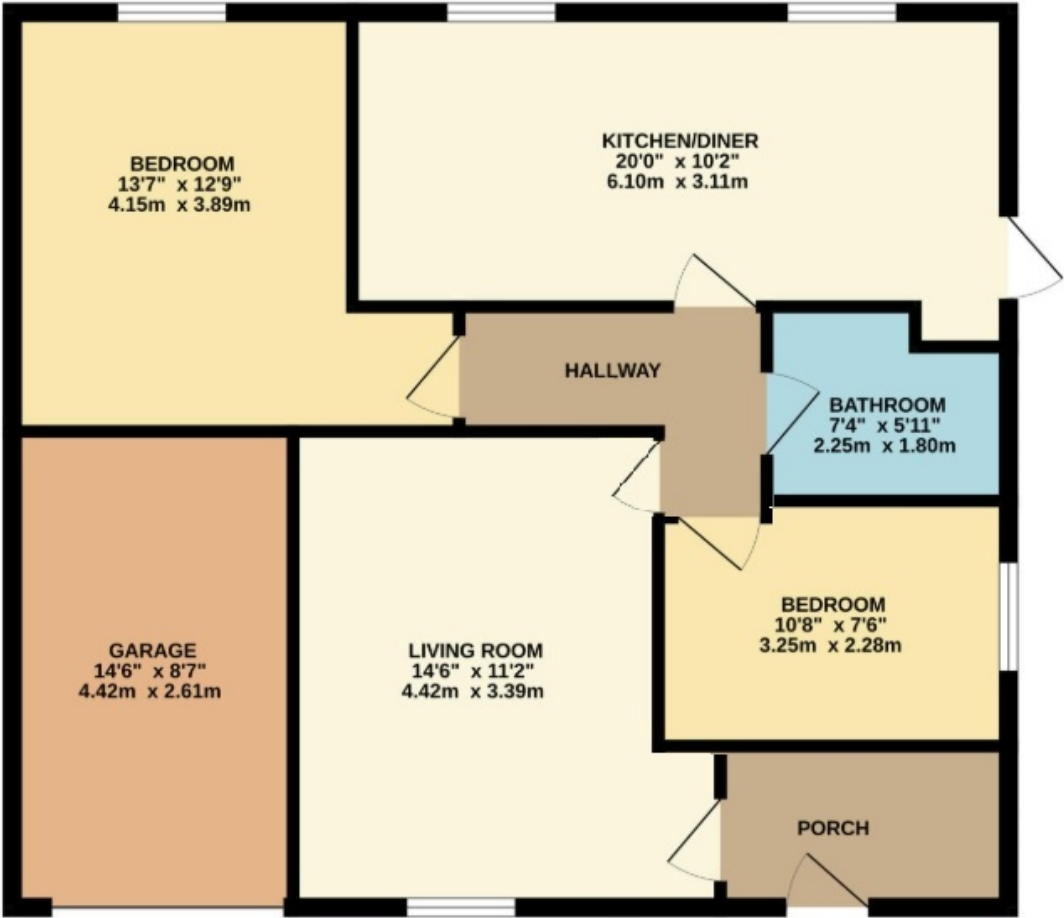
#### Gardens & Parking

Front: Concrete driveway with double gates, lawn area with borders and shrubs.

Rear: A large flagged patio area, lawn area, well-established boards and shrubs, outside water tap, additional flagged patio area and gated access to the side.



GROUND FLOOR  
828 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The windows, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

**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.