

£525,000  
Leasehold



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### Features

- A Superb Detached House with 4 bedrooms occupying a prominent position on Mere View off Bolton Road Bury
- Large Driveway, Double Garage, Brilliant Gardens
- Entrance hall, guest/wc & utility room
- Set in a Desirable location close to Schools, Amenities & bus routes
- Spacious Lounge & Dining room
- Family Room/ Study
- Four good sized bedrooms
- En-suite bathroom & Family bathroom
- Sold with no chain
- Viewing is highly recommended on this excellent property and is strictly by appointment only

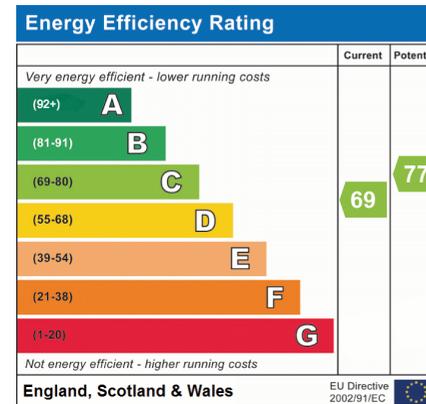
## Summary of Property

**\*\* SOLD WITH NO CHAIN \*\* DOUBLE GARAGE \*\* THREE RECEPTION ROOMS \*\* EN-SUITE BATHROOM & FAMILY BATHROOM \*\***  
 Step inside this beautifully maintained home and prepare to be impressed. Flowing seamlessly with neutral, sophisticated décor, this property is the perfect family home — ready to move into and enjoy from day one. Boasting an abundance of internal living space, it's ideally suited to meet the demands of today's modern, growing family. The generous layout includes two spacious reception rooms ideal for separate living and dining areas, a dining kitchen, a versatile study/family room, and four well-proportioned bedrooms. Outside, you'll find ample off-road parking, a double garage, and a well-kept rear garden with inviting patio areas, perfect for outdoor entertaining.

Thanks to its generous size, the double garage offers excellent potential for conversion into an additional bedroom, home office, or further living accommodation, subject to the necessary planning permissions. Newham Drive is a popular and highly regarded address on the outskirts of Bury, much loved by families. A fantastic selection of local amenities is right on the doorstep, including shops, supermarkets, well-rated schools, and leisure facilities. For commuters, the area provides excellent transport links to Bury, Bolton, Manchester, and beyond.

In brief, the accommodation comprises; composite entrance door leading to a bright, warm and welcoming hallway. A door to the right leads to a smaller reception room currently used as a family room but this could be used as a study, snug or perhaps a play room for children. The hallway provides access to a modern WC and at the rear you'll find a dining kitchen with a combination of base and eye level units which leads to a utility room. Across the hallway you'll find two spacious reception rooms, one used as a dining room with the other a fantastic living space which is full of light and spans the full length of the house. Take the sweeping stairs to be greeted by a large landing which provides access to four generous bedrooms and a family bathroom suite. The main bedroom benefits from a dressing area plus a separate en-suite bathroom.

Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.



### Local Authority

Bury Council  
 Band F  
 Tax Band Amount: £3487.72

## Room Descriptions

### Ground Floor

#### Entrance Hallway

A composite double glazed front door, double glaze side window, radiator, alarm pad, wood effect herringbone flooring, ceiling coving, ceiling points, storage cupboard and stairs leading to the first floor landing.

#### Guest WC

A modern two piece white suite comprising of a low-level WC, wash hand basin with storage cupboard underneath, radiator, wood effect flooring, part tiled walls, extractor unit and ceiling point.

#### Lounge

UPVC double glazed front and rear windows, electric fire with feature surround, radiators, laminate flooring, ceiling coving and ceiling point.

#### Dining Room

UPVC double glazed French patio doors, UPVC double glazed windows, wood effect herringbone flooring, radiator, ceiling coving and ceiling point.

#### Family Room/ Study

UPVC double glazed front window, built-in cupboards, radiator and ceiling point.

#### Dining Kitchen

A range of wall and base units with complementary work surface, electric four ring hob with extractor unit above, electric oven, integrated fridge and freezer, 1 1/2 bowl sink unit with drainer, part tiled walls, ceiling points, radiator, tile flooring, UPVC double glazed rear and side windows.

#### Utility Room

Base units with complimentary work surface, single bowl sink unit with drainer, plumbed for washing machine and dryer, radiator, part tiled walls, Combi boiler, radiator, extractor unit and composite double glazed back door.

### First Floor

#### Landing

UPVC double glazed front window, radiator and ceiling point.

#### Bedroom One

UPVC double glazed front window, radiator, fitted units, storage cupboard housing the water tank, TV point and ceiling point. Walk-in

wardrobe fitted wardrobes and ceiling point.

#### En-Suite Bathroom

A four piece bathroom suite comprising of a walk-in shower unit, panel bath with mixer taps, low level WC, wash hand basin, radiator, extractor fan, part tiled walls, tiled flooring, ceiling point and UPVC double glazed rear window.

#### Bedroom Two

UPVC double glazed front window, fitted wardrobes and units, radiator and ceiling point.

#### Bedroom Three

UPVC double glazed rear window, fitted wardrobes and units, radiator and ceiling point.

#### Bedroom Four

UPVC double glazed rear window, fitted wardrobes, radiator and ceiling point.

#### Family Bathroom

Four piece white bathroom suite comprising of a walk-in shower unit, panel bath with mixer tap, low level WC, wash hand basin, radiator, parts tiled walls, tiled flooring, wall light, extractor unit and UPVC double glazed rear window.

### Outside

#### Double Garage

A detached brick built double garage with two manual up and over garage doors, power points and ceiling points.

#### Gardens & Parking

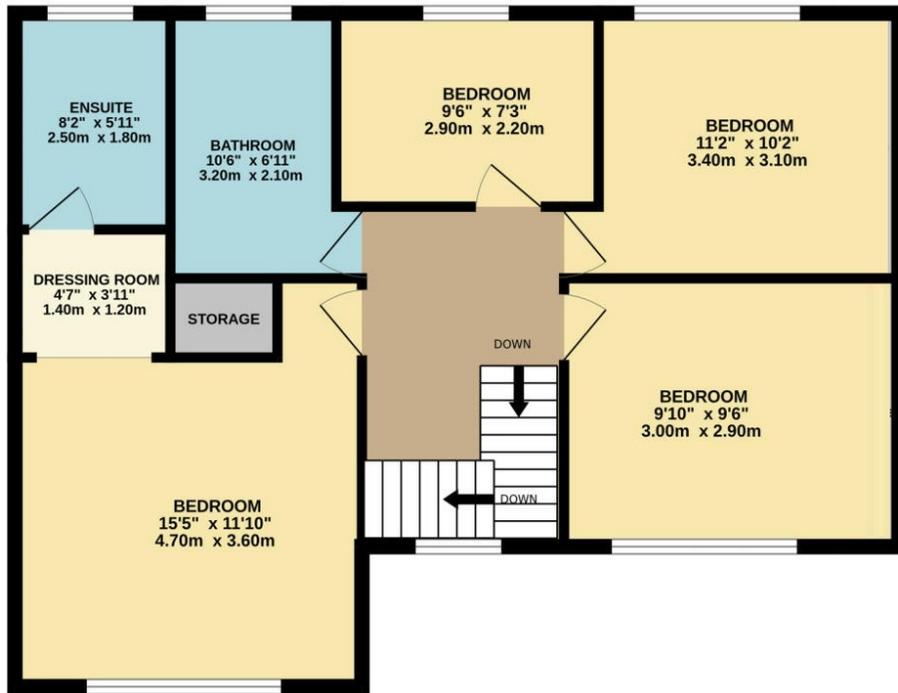
Front: A large tarmac driveway for several cars, artificial lawn with well established borders and shrubs.

Rear: Large flagged patio area, outside water tap, well maintained lawn area, well established borders and shrubs, greenhouse, additional flagged patio area, fence panel surround and gate access to side.

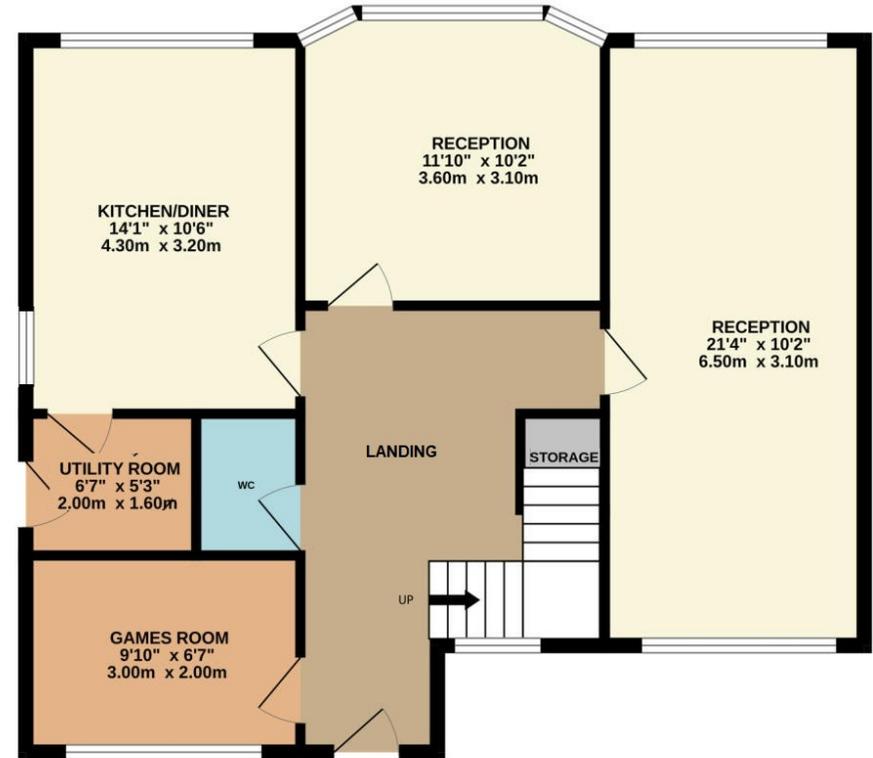


# Floorplan

1ST FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 1576 sq.ft. (146.4 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.