

£265,000  
Leasehold



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## Features

- Well Presented Three Bedroom Mid Town House
- Set In A Quiet Cul De Sac Location
- Downstairs WC And Shower Room
- Perfectly Situated in a Well Sought-After Location
- Spacious Lounge
- Modern Fitted Kitchen / Dining Room
- Gas Central Heating And Double-Glazed Windows Throughout
- Double Driveway with Electric Charging Point
- Beautiful Rear Garden With Patio Area
- Sold With No Onward Chain
- Viewing highly recommended and strictly by appointment only

## Summary of Property

**\*\* WELL PRESENTED THREE BEDROOM TOWN HOUSE \*\* SET IN A CUL DE SAC LOCATION \*\*WELL PROPORTIONED REAR GARDEN & DRIVEWAY \*\* SOLD WITH NO ONWARD CHAIN \*\*** A charming three-bedroom mid-townhouse situated in a peaceful cul-de-sac within a highly desirable neighborhood. This property is perfect for first-time buyers or those looking to downsize. Conveniently located near the town center, it offers easy access to extensive amenities, local schools, and the motorway network. The house features gas-fired central heating and double glazing throughout. The accommodation includes an entrance hallway, guest WC, bright living room, and a fitted dining kitchen with appliances. Upstairs, you'll find a landing area, three bedrooms, and a three-piece white shower room. The exterior boasts a front driveway with space for two cars and a beautifully landscaped rear garden with Astro Turf and a paved patio for low maintenance. Viewing is highly recommended and is strictly by appointment through our Ramsbottom office.

Tenure: Leasehold 965 years remaining

Local Authority/Council Tax: Bury Council: C Annual Amount:£2034.48 Approx.

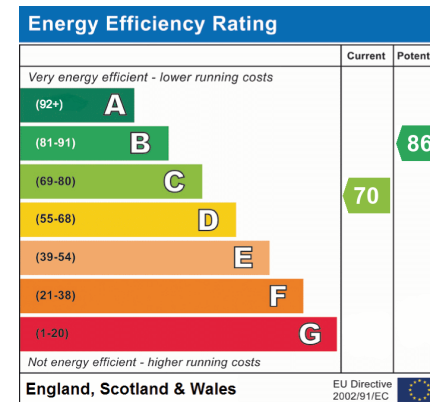
Flood Risk: Very Low

Broadband availability

Superfast: Download: 57Mbps Upload: 13Mbps

Mobile Coverage

EE - High, Vodafone - High, Three - High, O2 - High



## Local Authority

Bury Council  
 Band C  
 Tax Band Amount: £2034.48

## Room Descriptions

### Ground Floor

#### Entrance Hallway

A composite double glazed front door, UPVC double glazed side window, radiator and ceiling point.

#### Guest WC

A two piece suite comprising of low level WC, wash hand basin with cupboard underneath, parts tiled walls, extractor unit and ceiling point.

#### Lounge

UPVC double glazed front windows, radiator, TV point, and stairs first floor landing.

#### Dining Kitchen

A range of wall and units with complementary worksurface, four ring electric hob with extractor unit above, electric oven, integrated fridge and freezer, 1 1/2 bowl sink unit with drainer, part tiled walls, boiler, radiator, ceiling spotlights, storage cupboard, UPVC double glazed rear windows and composite double glazed back door.

### First Floor

#### Landing

Loft access and ceiling point.

#### Bedroom One

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

#### Bedroom Two

Two UPVC double glaze rear windows , radiator and ceiling point.

#### Bedroom Three

UPVC double glazed front window , radiator, storage cupboard and ceiling point.

#### Family Bathroom

A three-piece white suite comprising of a walk-in shower unit, low level WC, wash hand basin, radiator, fully tiled walls and flooring, ceiling spotlights and UPVC double glazed rear window.

### Outside

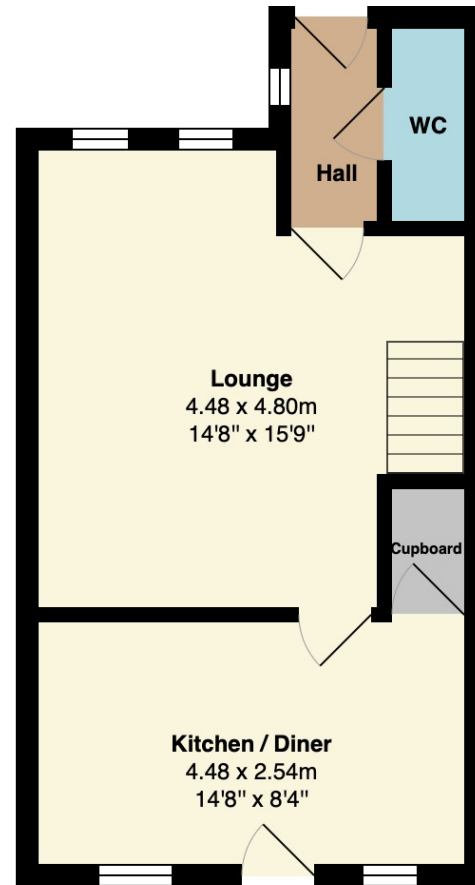
#### Gardens & Parking

Front: Concrete double driveway for ample off road parking. Electric charging point.

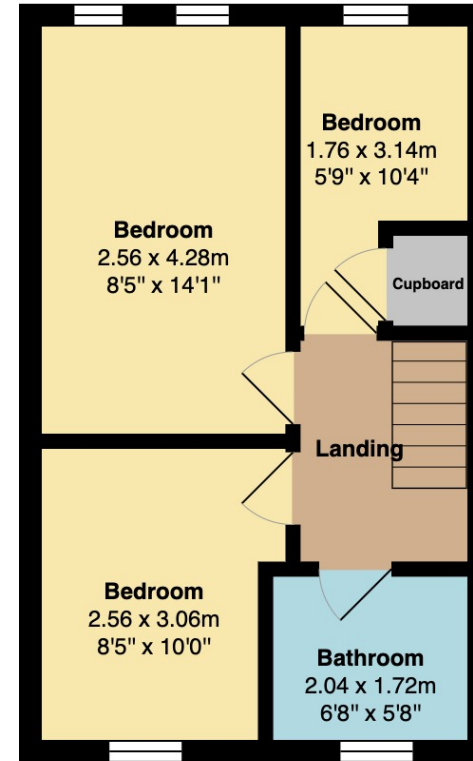
Rear: Well maintained rear garden with large paved patio area, Astro turf lawn area, bin storage area, outside water tap, fence panels surround and gated access to the rear.



# Floorplan



**Ground Floor**  
Area: 35.9 m<sup>2</sup> ... 387 ft<sup>2</sup>



**First Floor**  
Area: 33.6 m<sup>2</sup> ... 362 ft<sup>2</sup>

Total Area: 69.5 m<sup>2</sup> ... 748 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.