

£260,000
Leasehold



JS
ESTATE AGENTS

JON SIMON



Features

- SOLD WITH NO CHAIN
- THREE BEDROOM BAY FRONTED SEMI-DETACHED FAMILY HOME
- SPACIOUS LOUNGE & DINING ROOM
- FRONT PORCH & HALLWAY
- CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT LINKS
- EXTENSIVE REAR GARDEN
- DRIVEWAY & DETACHED DOUBLE GARAGE
- THREE PIECE FAMILY BATHROOM
- VIEWING IS HIGHLY RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

Summary of Property

**** SOLD WITH NO ONWARD CHAIN ** DOUBLE GARAGE & DRIVEWAY ** POTENTIAL TO EXTEND (STPP) ** LARGE REAR GARDEN**

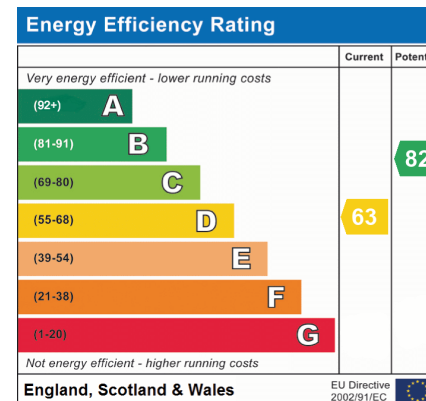
**** JonSimon Estate Agents** are delighted to present this charming three-bedroom semi-detached bay-fronted home, ideally positioned in the highly sought-after area of Brandlesholme. Occupying a generous corner plot on Brandlesholme Road, the property offers excellent potential for extension or further development to the side and rear, perfect for growing families or those seeking additional outdoor space for home working. Internally, the accommodation comprises an entrance porch, welcoming hallway with a useful storage cupboard, a spacious lounge, dining room, and a well-appointed kitchen. To the first floor are three well-proportioned bedrooms and a modern three-piece bathroom suite. Externally, the home boasts a well-maintained front garden and a flagged driveway providing off-road parking, together with a detached double garage. The rear garden features a flagged patio area and an extensive lawn, bordered by mature shrubs and planting, creating a private and attractive outdoor space. The property is conveniently located close to a range of local amenities, including shops, a doctor's surgery, and a dental practice. Families will appreciate the proximity to several excellent primary schools and inclusion within the catchment area for The Elton High School. Burrs Country Park and the Kirklees Trail are also nearby, offering beautiful countryside walks and outdoor leisure opportunities. Early viewing is highly recommended and strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold

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

Flood Risk: Very Low

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



Local Authority

Bury Council

Band C

Tax Band Amount: £2146.28

Room Descriptions

Ground Floor

Front Porch

Front door and UPVC double glazed windows, tiled flooring and ceiling point.

Hallway

Radiator, ceiling coving, laminate flooring and stairs leading to the first floor landing.

Lounge

Double glazed bay fronted window, radiator, laminate flooring, ceiling coving and ceiling point.

Dining Room

Secondary glazing bay rear window, radiator, laminate flooring and ceiling point.

Kitchen

A range of wall and base units with complementary worksurface, one and a half bowl sink unit with drainer, four ring gas hob with extractor unit above, electric oven, part tiled walls, radiator, tiled flooring, storage cupboard under the stairs, UPVC double glazed side windows and back door.

First Floor

Landing

Stain glass side window, loft access and ceiling point.

Bedroom One

UPVC double glazed bay fronted window, radiator and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

Bedroom Three

UPVC double glazed front window, radiator and ceiling point.

Family Bathroom

A three-piece white suite comprising of a panel bath with mixer tap, shower above WC, wash hand basin, storage cupboard housing the combi boiler, towel radiator, fully tiled walls, ceiling spotlights and UPVC double glazed rear window.

Outside

Garage

A detached brick built double garage with manual up and over door.

Parking & Gardens

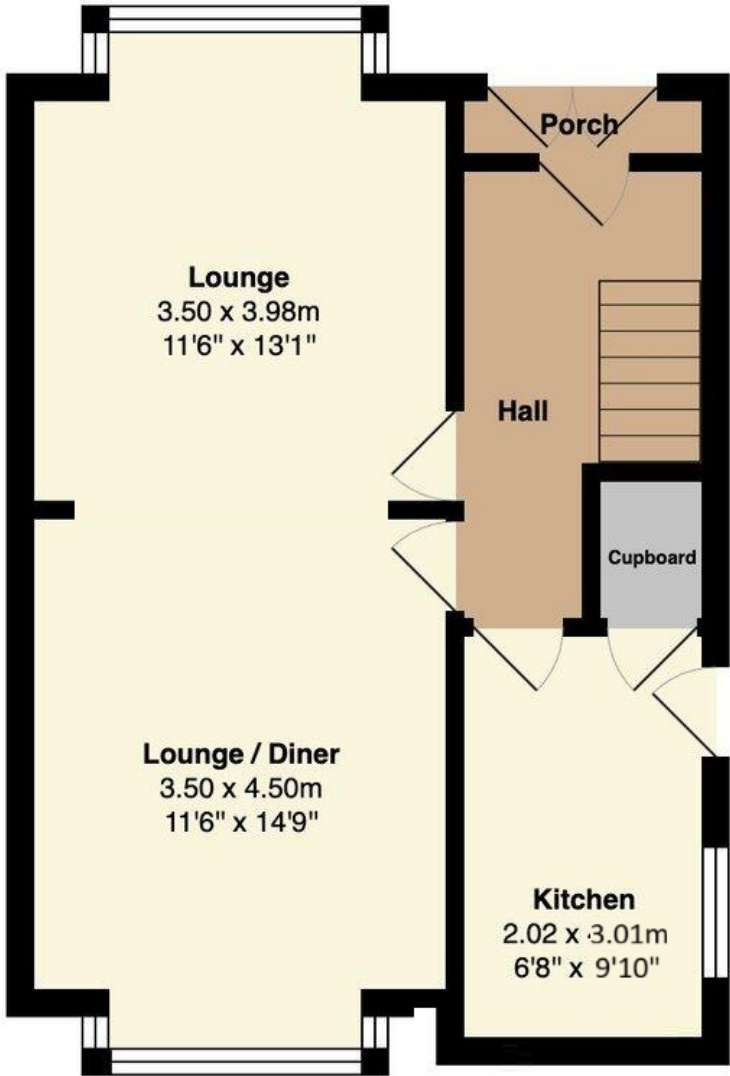
Front: Lawn area with border and shrubs, large flagged driveway for off-road parking.

Rear: A flagged patio area, extensive lawn with established borders.

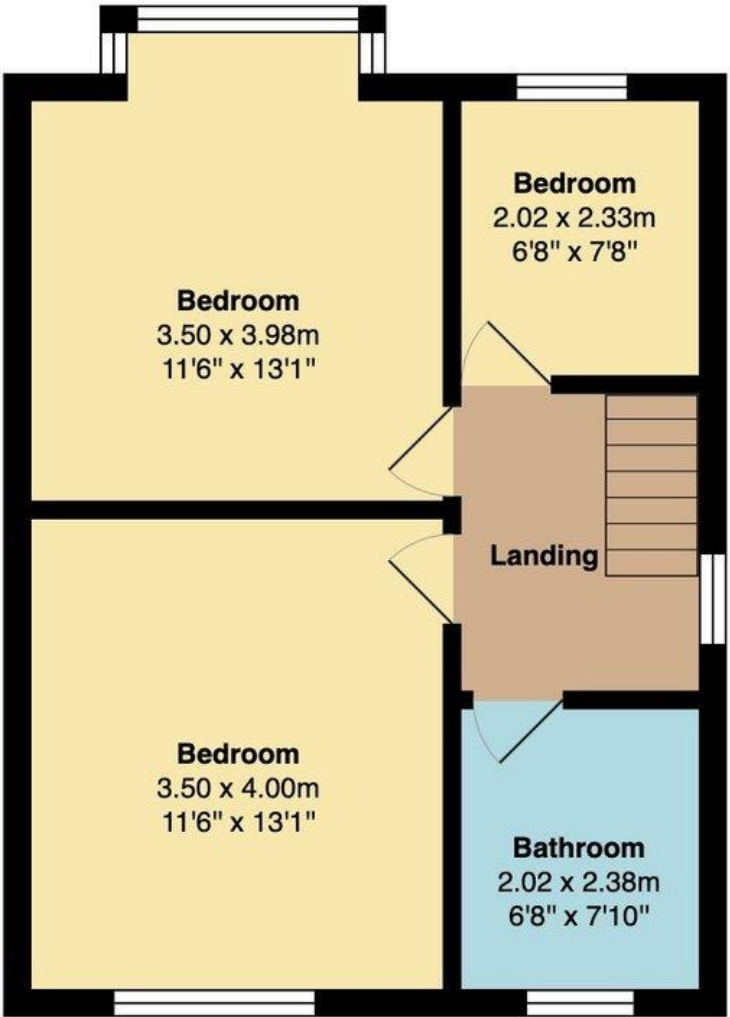
Brick Built Outhouse - Plumbed for washing machine, power point and ceiling point.



Floorplan



Ground Floor
Area: 48.2 m² ... 519 ft²



First Floor
Area: 44.1 m² ... 474 ft²

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.

Total Area: 92.3 m² ... 994 ft²