

£190,000  
Freehold



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### Features

- STUNNING TWO BEDROOM TOWN HOUSE
- DOUBLE DRIVEWAY TO FRONT FOR 2 CARS
- SPACIOUS LOUNGE WITH FEATURE LOG BURNER
- MODERN DINING KITCHEN WITH LARGE STORAGE CUPBOARD
- GAS CENTRAL HEATED AND DOUBLE GLAZED
- LARGE REAR GARDEN & TWO LARGE PATIO AREAS
- TWO DOUBLE BEDROOMS & MODERN FAMILY BATHROOM
- FREEHOLD PROPERTY
- LARGE SUMMERHOUSE - IDEAL FOR WORKING FROM HOME
- CUL-DE-SAC LOCATION
- VIEWING IS HIGHLY RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

## Summary of Property

**\*\* LARGE REAR GARDEN \*\* MODERN DINING KITCHEN & BATHROOM \*\* FREEHOLD PROPERTY \*\*** Beautifully presented two double bedroomed family home situated within a quiet cul-de-sac just off Church Street in Walshaw and is within walking distance to local schools, shops and restaurants.

This stunning property has been upgraded by its current owner with the accommodation comprising; entrance hallway, spacious lounge with feature log burning stove, modern kitchen/diner with good under stairs storage. On the first floor, two double bedrooms and modern four piece family bathroom. Externally there is a flagged patio area leading door to lawn garden and paved patio area housing a large Summerhouse. To the front is a block paved driveway offering off road parking for two cars. Further benefits are gas central heating and fully double glazed windows. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

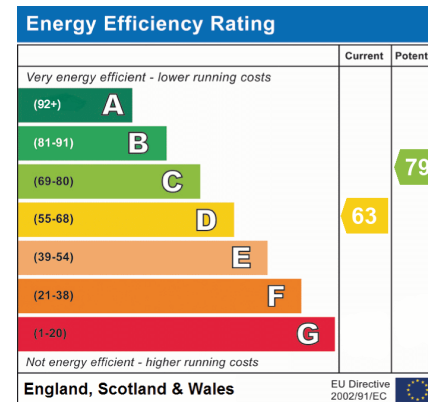
Local Authority/Council Tax

Bury Council: A Annual Amount:£1453.03 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1139Mbps Upload: 104Mbps

Mobile Coverage: EE - High, Vodafone - High, Three - High, O2 - High



### Local Authority

Bury Council  
 Band A  
 Tax Band Amount: £1453.03

## Room Descriptions

### Ground Floor

#### Entrance Hallway

UPVC double glazed front door, radiator, laminated flooring, ceiling point and stairs leading to the first floor landing.

#### Lounge

UPVC double glazed front window, radiator, TV point, feature log burning stove with fireplace, laminated flooring and ceiling spotlights.

#### Dining Kitchen

A modern fitted kitchen with a range of wall and base units with complementary work surface, single bowl sink unit with drainer, four ring gas hob, electric oven, part tiled walls, integrated fridge and freezer, laminate flooring, radiator, large storage cupboard, ceiling spotlights, 2 UPVC double glazed rear windows and UPVC double glazed back door.

### First Floor

#### Landing

Ceiling point and loft access.

#### Bedroom One

UPVC double glazed front window, radiator, built-in cupboard and ceiling spot lights.

#### Bedroom Two

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

#### Family Bathroom

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

### Outside

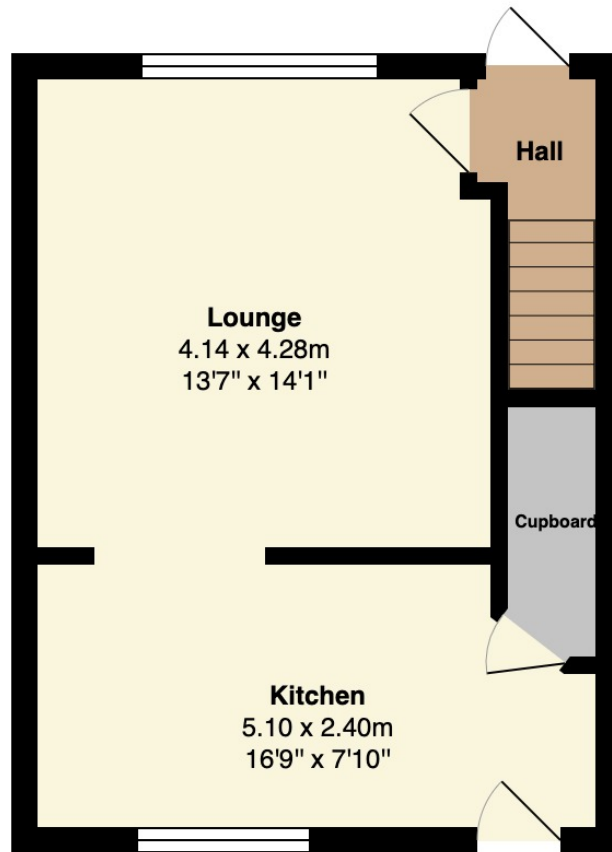
#### Parking & Garden

Front: Block paved driveway providing ample off-road parking for two vehicle's.

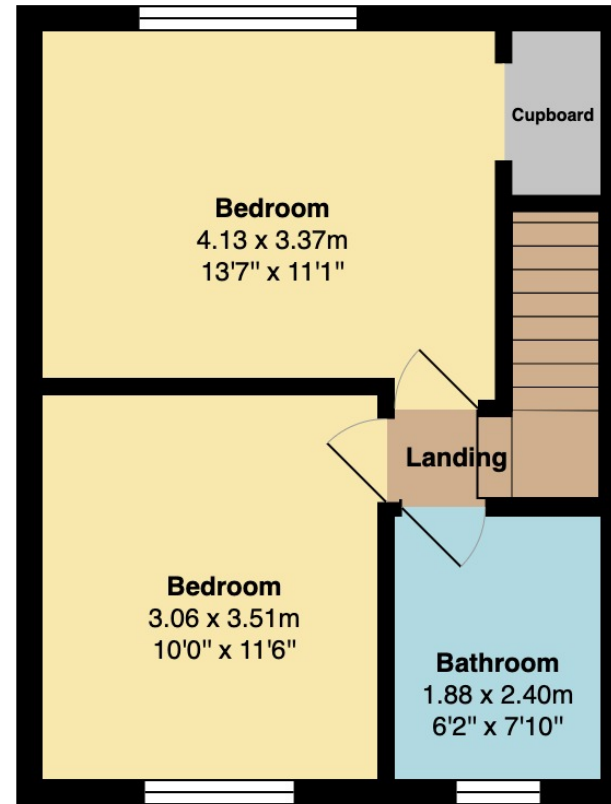
Rear: A large flagged patio area, lawn area, well maintained borders with pebbles, gated access to the side and large Summer house and shed.



# Floorplan



**Ground Floor**  
Area: 34.9 m<sup>2</sup> ... 375 ft<sup>2</sup>



**First Floor**  
Area: 34.9 m<sup>2</sup> ... 375 ft<sup>2</sup>

Total Area: 69.8 m<sup>2</sup> ... 751 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.