

£239,950
Leasehold



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Features

- SOLD WITH NO ONWARD CHAIN
- DECEPTIVELY SPACIOUS & WELL MAINTAINED TOWN HOUSE
- LOUNGE & SEPARATE DINING ROOM
- TWO DOUBLE BEDROOMS & LOFT ROOM
- MODERN THREE PIECE SHOWER ROOM
- EN-SUITE THREE PIECE BATHROOM & HOME OFFICE
- CUL-DE-SAC LOCATION
- BLOCK PAVED DRIVEWAY FOR OFF ROAD PARKING
- SOUTH FACING REAR GARDEN WITH PAVED PATIO AREA
- EPC Rating - E
- WELL PRESENTED BRIGHT & AIRY ACCOMMODATION
- SITUATED ON POPULAR CLOSE IN TOTTINGTON VILLAGE
- VIEWING IS ESSENTIAL TO BE FULLY APPRECIATED

Summary of Property

**** SOLD WITH NO ONWARD CHAIN ** DRIVEWAY ** TWO RECEPTIONS ROOMS ** CUL-DE-SAC LOCATION **** This deceptively spacious and very well presented property is located within the highly sought after and picturesque village of Tottington. The accommodation has been thoughtfully remodelled and is set over three floors, it is also offered for sale with the benefit of no onward chain. Entering the property via the front door to a cosy warm lounge which flows straight through to a large dining room which is open onto the kitchen. To the first floor there are two double bedrooms and a shower room plus a study which has stairs leading to the loft room, currently used as a bedroom. From the loft room there is an en-suite bathroom which has a three piece suite including a wc, sink and a corner bath. To the front of the property there is a block paved driveway providing space for parking and to the rear there is a low maintenance flagged garden with borders, perfect for enjoying those late evenings. Please note that the original 3rd bedroom has been altered to create a study with stairs off to the loft room. The loft room is currently used as a bedroom but doesn't have building regulations. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

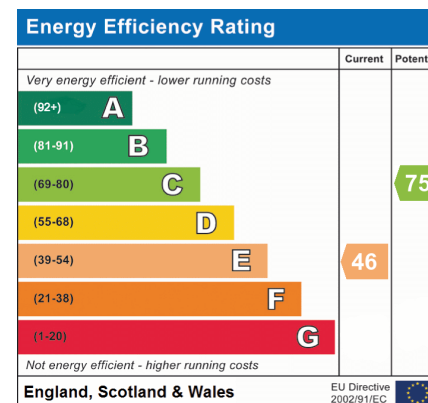
Tenure: Leasehold, Lease end date: 01/04/2924

Local Authority/Council Tax: Bury Council: B Annual Amount:£1780.17 Approx.

Flood Risk: Very Low

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

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



Local Authority

Bury Council
Band B
Tax Band Amount: £1780.17

Room Descriptions

Ground Floor

Lounge

14' 2" x 11' 11" (4.31m x 3.63m) Ceiling light point, radiator, feature fire place, double glazed window to the front, laminate effect flooring, under stairs storage.

Dining Room

14' 2" x 13' 7" (4.31m x 4.15m) Ceiling light point, radiator, double glazed window to the rear, laminate effect flooring, archway to the kitchen

Kitchen

8' 6" x 7' 0" (2.58m x 2.13m) Ceiling light point, double glazed window to the rear, door to the side, wall mounted boiler, range of fitted wall and base units with extractor fan, electric hob and oven, integrated fridge/freezer, stainless steel sink with mixer tap, tiled floor.

First Floor

Landing

Ceiling light point.

Bedroom One

11' 11" x 8' 8" (3.64m x 2.63m) Ceiling light point, radiator, double glazed window to the front, fitted wardrobes, laminate flooring.

Bedroom Two

10' 7" x 8' 8" (3.22m x 2.63m) Ceiling light point, double glazed window to the rear, fitted

wardrobes, radiator.

Office

1' 11" x 5' 7" (3.64m x 1.70m) Ceiling light point, double glazed window to the front, radiator, fitted desk and shelving units, stairs leading to the loft room.

Shower Room

7' 6" x 5' 1" (2.28m x 1.56m) Wall lamp, vanity unit with inset sink, wc, walk in shower cubicle, ladder radiator, tiled splashback to the walls.

Second Floor

Loft Room

16' 1" x 12' 11" (4.90m x 3.94m) Currently being used as a double bedroom with fitted wardrobes, radiator, skylights and a door leading to the en-suite.

En-Suite Bathroom

8' 6" x 4' 4" (2.59m x 1.33m) Wall lamps, extractor fan, ladder radiator, wc, vanity unit with inset sink, corner bath with mixer tap and shower, tiled splashback to the walls.

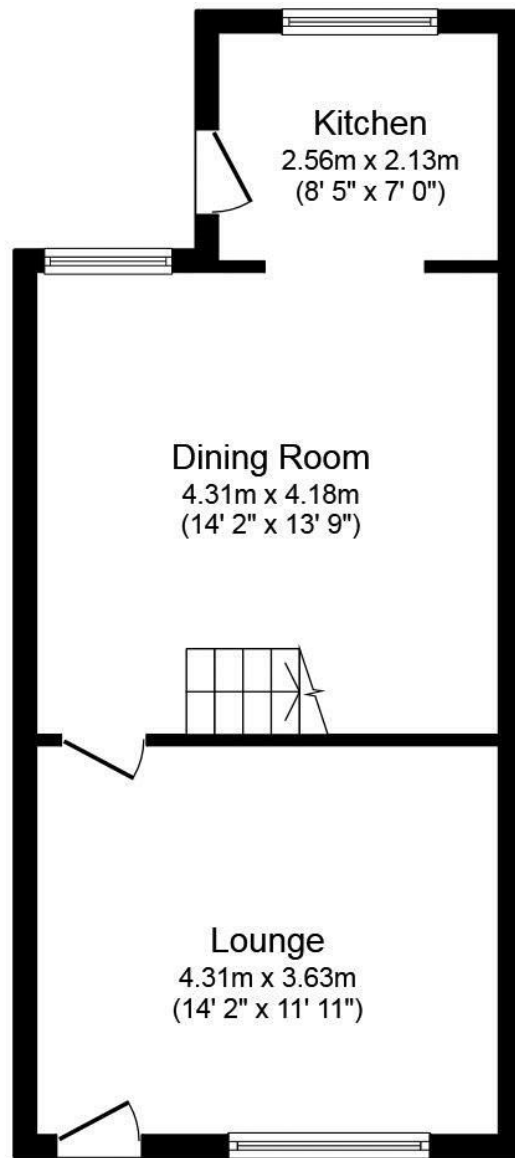
Outside

Gardens & Parking

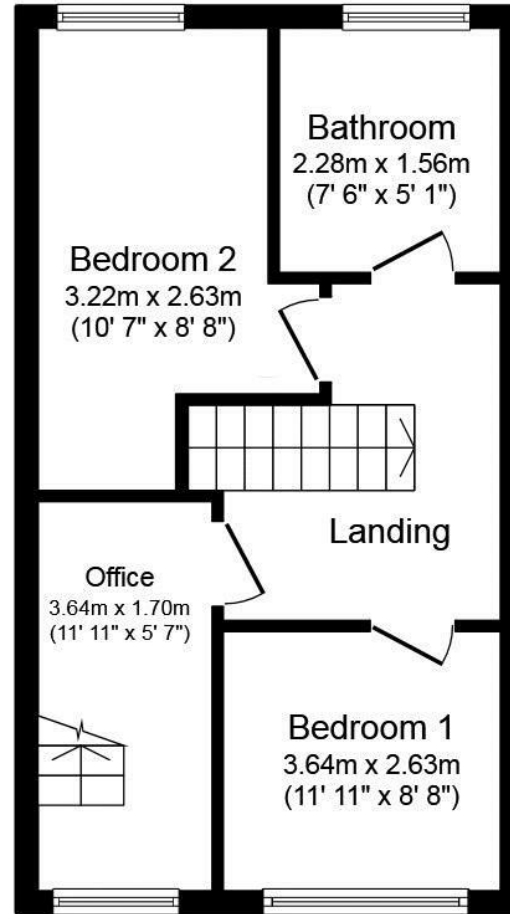
To the front of the property there is a block paved driveway providing space for parking and to the rear there is a low maintenance flagged garden with borders, perfect for enjoying those late evenings.



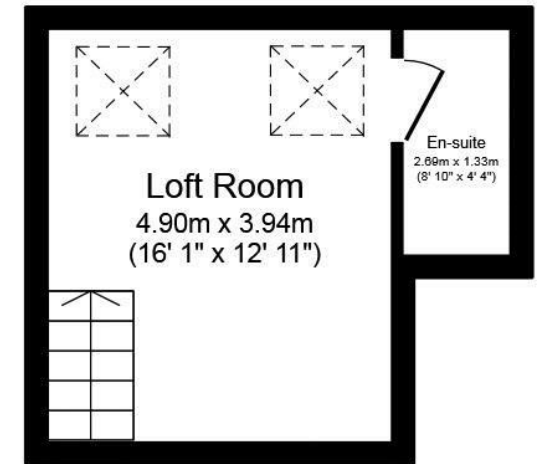
Floorplan



Ground Floor



First Floor



Second Floor

Total floor area 89.8 m² (967 sq. ft.) approx

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.

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.