

£240,000
Freehold



JON SIMON
ESTATE AGENTS

JON SIMON
ESTATE AGENTS



Features

- A MODERN TWO DOUBLE BEDROOM SEMI-DETACHED HOME
- SOLD WITH NO ONWARD CHAIN
- SPACIOUS LOUNGE & ENTRANCE HALLWAY
- MODERN FITTED DINING KITCHEN
- MODERN THREE PIECE WHITE SHOWER ROOM
- GAS CENTRAL HEATED AND DOUBLE GLAZED
- FREEHOLD PROPERTY
- WELL MAINTAINED FRONT & REAR GARDENS WITH PATIO AREA
- BRIGHT & AIRY ACCOMMODATION
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

Summary of Property

**** SOLD WITH NO CHAIN ** DRIVEWAY & BEAUTIFUL GARDENS ** TWO DOUBLE BEDROOMS ** MUST SEE PROPERTY! ****
JonSimon are pleased to present this attractive two-bedroom semi-detached home, set in a quiet cul-de-sac just off the sought-after Whittingham Drive. Beautifully presented throughout, the property is within walking distance of Ramsbottom's vibrant town centre, offering easy access to shops, bars, restaurants, and local amenities. The accommodation comprises an entrance hallway, a spacious lounge, and a modern fitted dining kitchen with direct access to the rear garden. Upstairs, there are two generously sized double bedrooms and a stylish three-piece white shower room. Externally, the property boasts well-maintained lawned gardens with a flagged patio to the rear, plus a driveway to the front and side providing ample off-road parking. Additional features include gas central heating and UPVC double glazing. Offered for sale with no onward chain, this home is expected to attract significant interest. Early viewing is highly recommended and strictly by appointment only.

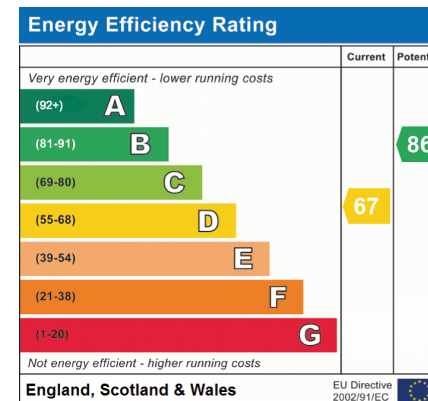
Tenure: Freehold

Local Authority/Council Tax: Bury Council: B Annual Amount: £1877.99 Approx.

Flood Risk: Very Low

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

Mobile Coverage: EE - Good outdoor and in-home, Vodafone - Good outdoor, variable in-home, Three - Good outdoor and in-home, O2 - Good outdoor and in-home



Local Authority

Bury Council

Band B

Tax Band Amount: £1877.99

Room Descriptions

Ground Floor

Entrance Hallway

UPVC double glazed front door and tiled flooring.

Lounge

UPVC double glazed front window, radiator, ceiling points, storage cupboard under the stairs and stairs leading to the first floor landing.

Dining Kitchen

A modern range of wall and base units with complementary worksurface, single bowl sink unit with drainer, four ring gas hob with extractor unit above, electric oven, plumbed for washing machine, part tiled walls, radiator, ceiling point, UPVC double glazed rear window and UPVC double glazed back door.

First Floor

Landing

Loft access and ceiling point.

Bedroom One

UPVC double glazed rear window, radiator and ceiling point.

Bedroom Two

UPVC double glazed front window, radiator and ceiling point.

Shower Room

A modern three piece white suite comprising of a large walk-in shower unit, low level WC, wash hand basin with storage cupboard underneath, chrome towel radiator, storage cupboard housing the Combi boiler, fully tiled walls and flooring, ceiling point and UPVC double glazed side window.

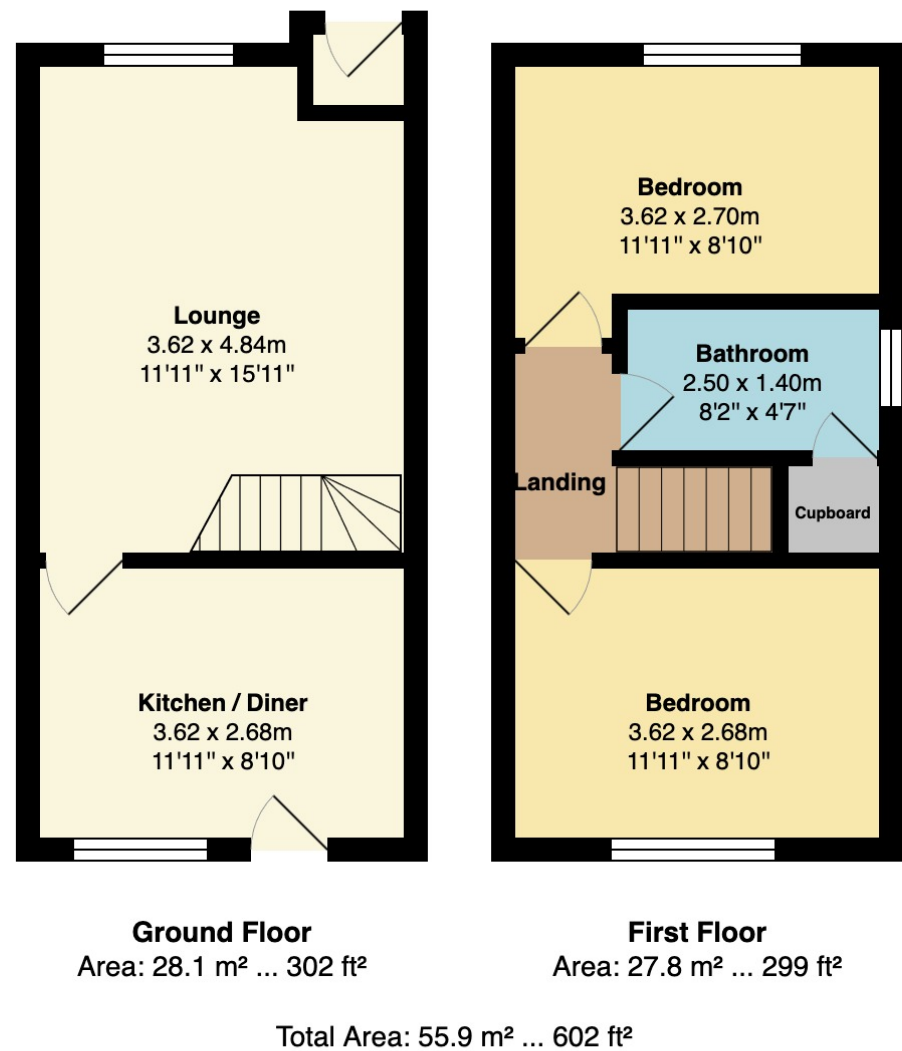
Outside

Parking & Gardens

Front: Flagged driveway providing off-road parking, well maintained lawn area with well established borders and shrubs.

Rear: A large flagged patio area, well maintained lawn area with well established borders and shrubs, outside water tap, fence panels surround and side gate.





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.