

£299,995
Freehold



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Features

- IMPRESSIVE THREE BEDROOM FREEHOLD DETACHED PROPERTY
- BEAUTIFULLY PRESENTED PROPERTY IN A SOUGHT AFTER LOCATION
- BRIGHT & AIRY ACCOMMODATION
- ENTRANCE HALLWAY & RECEPTION/WC
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- FITTED DINING KITCHEN
- SUPERB THREE PIECE WHITE SHOWER ROOM
- GAS CENTRAL HEATING & D/GLAZING
- TARMAC DRIVEWAY FOR TWO CARS
- EPC Rating - C
- WELL MAINTAINED FRONT AND REAR GARDENS
- WOODLAND ASPECT WITH REAR VIEWS
- VIEWING IS HIGHLY RECOMMENDED

Summary of Property

**** GREAT REAR VIEWS ** LARGE DRIVEWAY & REAR GARDEN ** MUST SEE!!** This well-maintained, three-bedroom detached residence is situated on a prominent corner plot within a small, exclusive development. Elegantly presented, the property features an entrance hallway, guest W.C., a roomy lounge, and a contemporary dining kitchen. The first floor comprises a landing, three generously sized bedrooms, and a modern three-piece white shower room. Outside, there are landscaped gardens both at the front and rear, including a sizable patio area. Additional amenities include gas central heating and double glazed windows. Conveniently positioned just one and a half miles north of Bury Town Centre, with easy motorway access and close proximity to Burrs Country Park. Viewing is highly recommended to appreciate the advantageous location of this delightful property, and appointments can be scheduled exclusively through our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax

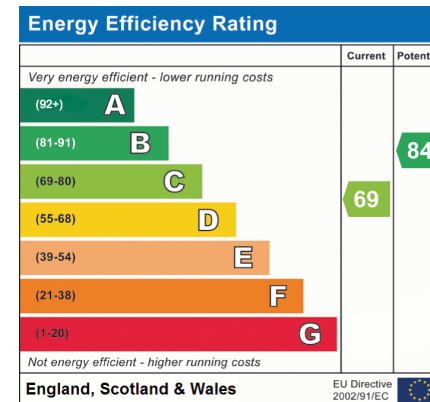
Bury Council: C Annual Amount:£1937.37 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 1000Mbps Upload: 220Mbps

Mobile Coverage



Local Authority

Bury Council

Band C

Tax Band Amount: £1937.37

Room Descriptions

Ground Floor

Entrance Hallway

uPVC entrance door, wood laminate floor, ceiling point and stairs leading to the first flooring landing.

Guest WC

uPVC double glazed window, white 2 piece suite comprising hand wash basin and wc.

Lounge

16'x11'6" (4.88mx3.5m) uPVC double glazed window, feature electric fire and marble surround, under stairs storage cupboard

Dining Kitchen

15'x9'4" (4.57mx2.84m) uPVC double glazed window and uPVC double glazed patio doors leading to garden, white fitted wall and base units with coordinating worktops, inset sink unit, split level oven and gas hob, concealed central heating boiler.

First Floor

Landing

uPVC double glazed window, loft access and built in storage cupboard.

Bedroom One

13'3"x9'7" (4.04mx2.92m) uPVC double glazed window x 2, built in storage cupboard, fitted wardrobes, wood laminate floor.

Bedroom Two

8'9"x8'6" (2.67mx2.6m) uPVC double glazed window with complementary views onto rear garden and mature woodland.

Bedroom Three

8'8"x5'11" (2.64mx1.8m) uPVC double glazed window with complementary views onto rear garden and mature woodland.

Family Bathroom

uPVC double glazed window, white 3 piece suite comprising bath, shower fitted overhead, hand wash basin and wc, part ceramic tiled walls.

Outside

Gardens & Parking

Gardens: Small lawn area to front and fully enclosed lawn rear garden with large patio area, views over open aspect.

Parking: Tarmac driveway to the side of property for 2 vehicles.



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.