

£450,000  
Freehold



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## Features

- A STUNNING TWO DOUBLE BEDROOM DETACHED TRUE BUNGALOW
- COMPLETELY RENOVATED THROUGHOUT- READY TO MOVE STRAIGHT INTO
- SOUGHT AFTER LOCATION CLOSE TO EXCELLENT LOCAL SCHOOLS, COUNTRY WALKS & VILLAGE AMENITIES
- SPACIOUS LOUNGE & DINING ROOM WITH FEATURE FIREPLACE
- ENTRANCE HALLWAY & CONSERVATORY EXTENSION
- SUPERB FOUR PIECE FAMILY BATHROOM
- SOLD WITH NO ONWARD CHAIN
- LARGE BLOCK PAVED DRIVEWAY FOR AMPLE OFF ROAD PARKING & WELL MAINTAINED GARDENS
- NEW ROOF, RE-WIRED, NEW KITCHEN & BATHROOM
- TWO DOUBLE BEDROOMS WITH FITTED FURNITURE
- FULLY REMODELLED
- DETACHED GARAGE
- EPC Rating - D
- VIEWING IS HIGHLY RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

## Summary of Property

**\*\* STUNNING TWO DOUBLE BEDROOM DETACHED TRUE BUNGALOW \*\* SOLD WITH NO ONWARD CHAIN \*\* SOUGHT AFTER LOCATION \*\* MUST SEE! \*\*** An absolutely stunning and deceptively spacious detached bungalow, featuring two generously sized double bedrooms, situated in the sought-after residential area of Greenmount village. The property has undergone complete transformation and has been completely refurbished, remodelled and offer offers spacious, bright and versatile accommodation. Conveniently positioned within walking distance of local amenities and schools, and just a short drive from the motorway network and town centre. The bright and airy accommodation comprises an entrance hallway, a spacious open plan living room and dining room, a brand new fitted kitchen with appliances, conservatory extension, two double bedrooms with fitted furniture and a stunning four piece family bathroom. Outside, there are well-maintained lawned gardens to the front and rear, along with a sizable driveway leading to a detached brick-built garage. Viewing is highly recommended as interest is expected to be high, and appointments are available exclusively through our Ramsbottom office.

Tenure: Freehold

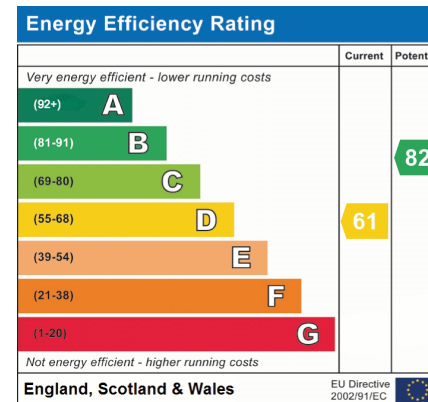
Local Authority/Council Tax

Bury Council: D Annual Amount: £2288.80 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 193Mbps Upload: 27Mbps



## Local Authority

Bury Council  
 Band D  
 Tax Band Amount: £2288.8

## Room Descriptions

### Ground Floor

#### Entrance Hallway

A composite double glazed front door and windows, radiator, loft access with pull down ladder, storage cupboard and ceiling spotlights.

#### Lounge & Dining Room

UPVC double glazed French patio doors, UPVC double glazed sliding patio doors, radiators, electric coal effect stove, oak half, TV point and ceiling spotlights.

#### Kitchen

Modern brand new fitted kitchen with a range of wall and base units with complimentary work surface, single bowl sink unit with drainer, four ring electric hob with extract unit above, electric oven, integrated fridge, freezer, dishwasher and washing machine, radiator, ceiling spotlights and UPVC double glazed side window.

#### Conservatory

UPVC double glazed French patio doors, UPVC double windows, radiator and ceiling fan.

#### Bedroom One

UPVC double glazed bay fronted window, radiator, fitted wardrobes and units, ceiling spotlights.

#### Bedroom Two

UPVC double glazed bay fronted window, radiator, fitted wardrobes and unit and ceiling points.

#### Family Bathroom

A modern four piece white bathroom suite comprising of a large walk-in shower unit, panel bath with mixer tap, low level WC, wash hand basin with storage drawers underneath, fully tiled walls, electric wall mounted mirror, extractor unit, ceiling spotlights, chrome towel radiator and UPVC double glazed side window.

### Outside

#### Garage

Brick built single garage with manual up over door, side door, power points and ceiling point. Consumer unit.

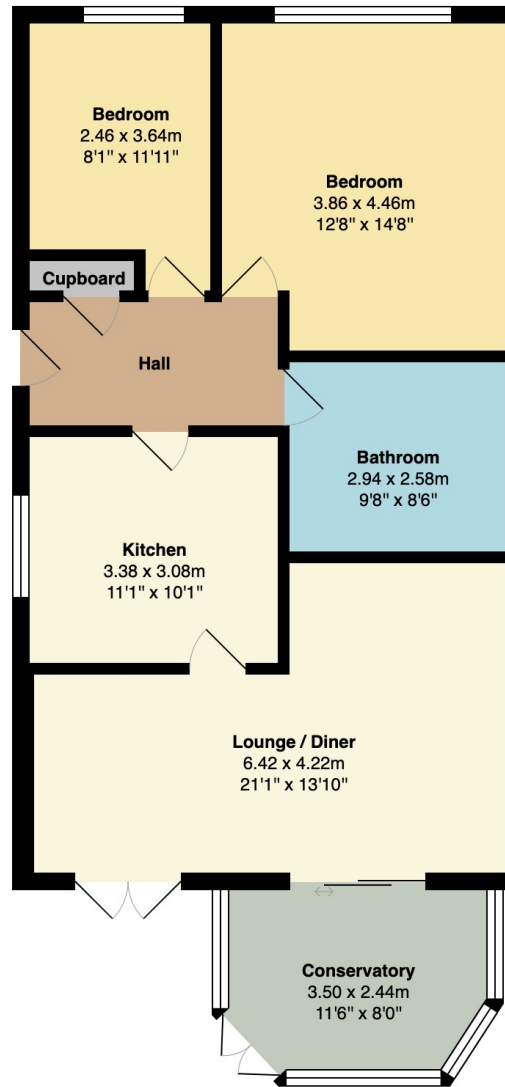
#### Gardens

Front: Blocked paved driveway, well maintained lawn area with well established borders and shrubs. Double wrought iron gates.

Rear: A flagged patio area, well maintained lawn area, borders and shrubs, composite decked patio area and gated access to the side.



## Floorplan



**Ground Floor**  
Area: 83.6 m<sup>2</sup> ... 900 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.

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