

£1,650  
pcm



**JON SIMON**  
ESTATE AGENTS

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### Features

- Three bedroom detached family home on a quiet cul de sac
- Very Sought After Location
- Family Lounge & Dining Room
- Front Porch & Hallway
- Fitted Kitchen
- Sold With No Onward Chain
- Potential to Extend and Refurbish
- Driveway & Garage for ample off road parking
- Fully Double Glazed & Gas Central Heating
- Three Good Sized Bedrooms & Three Piece Family Bathroom Suite
- EPC Rating - E
- Close to all local amenities and excellent road links to Bury town centre & Ramsbottom Village
- Viewing is highly recommended on this excellent property and is strictly by appointment only

### Summary of Property

**\*\* AVAILABLE FROM THE 20TH MARCH \*\* STUNNING THREE BEDROOM FAMILY HOME IN A QUIET CUL-DE-SAC**  
**\*\*CONTEMPORARY OPEN PLAN DINING KITCHEN \*\* SUPERN FAMILY BATHROOM \*\*** A superbly presented newly refurbished three bedroom detached family home, situated in a charming and spacious location just off Summerseat Lane within a highly sought-after residential cul-de-sac. This versatile property features an entrance porch, hallway, large lounge, stunning open plan fitted dining kitchen with appliances on the ground floor. The first floor includes three bedrooms and a superb three piece family bathroom. The property boasts mature, well-maintained gardens at both the front and rear. Additionally, there is a sizable driveway at the front, offering off-road parking for multiple vehicles and leading to a single garage. The home benefits from full UPVC double glazing and is heated by gas central heating. Conveniently located for easy access to Holcombe Brook with its abundance of local amenities, as well as Bury Town Centre. Viewing is highly recommended and strictly by appointment only through our Ramsbottom office.

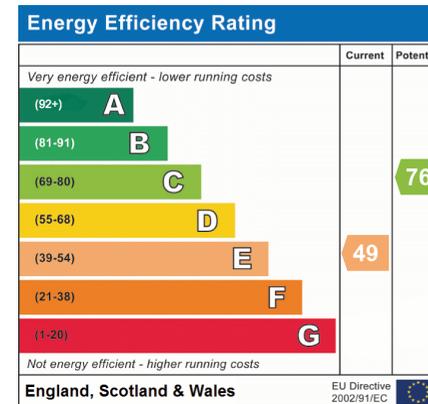
Deposit: £1650 Min.

Local Authority/Council Tax: Bury Council: D Annual Amount: £2555.15 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 2000 Mbps Upload: 2000 Mbps

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



### Local Authority

Bury Council

Band D

Tax Band Amount: £2555.15

## Room Descriptions

### Ground Floor

Front Porch

Hallway

Lounge

Open Plan Dining Kitchen

### First Floor

Landing

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

### Outside

Outhouse

Garage

Gardens & Driveway

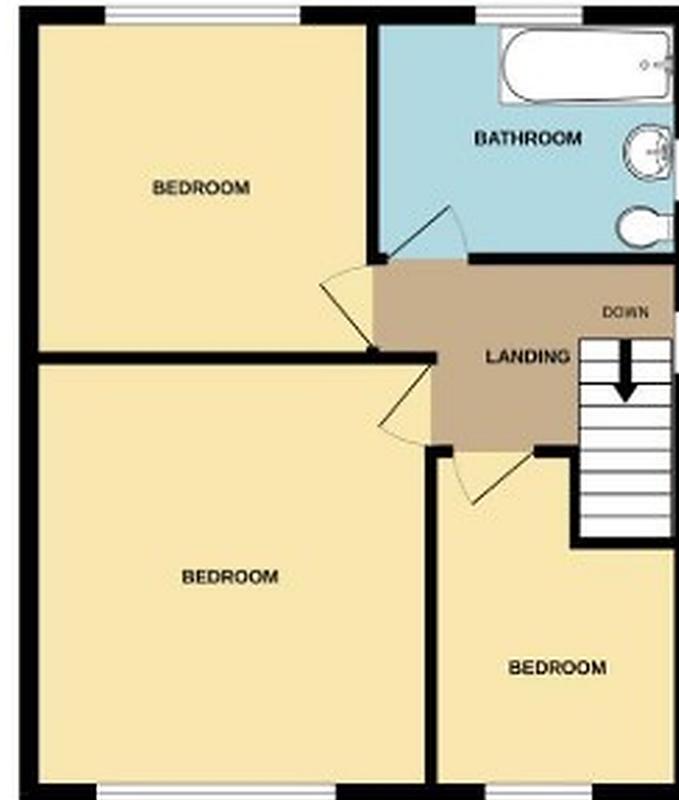


# Floorplan

GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## 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.