

£325,000
Freehold



JON SIMON
ESTATE AGENTS



Features

- A STUNNING THREE BEDROOM DETACHED FAMILY HOME
- ENTRANCE HALLWAY & MODERN GUEST WC
- SUPERB DINING KITCHEN WITH APPLIANCES
- SPACIOUS LOUNGE WITH BAY WINDOW
- CONSERVATORY EXTENSION
- GAS CENTRAL HEATING & D/GLAZING
- MODERN THREE PIECE FAMILY BATHROOM
- DETACHED GARAGE & BLOCK PAVED DRIVEWAY
- SOUGHT AFTER LOCATION WITH EXCELLENT SCHOOL CATCHMENT
- WELL MAINTAINED FRONT & REAR GARDENS
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

Summary of Property

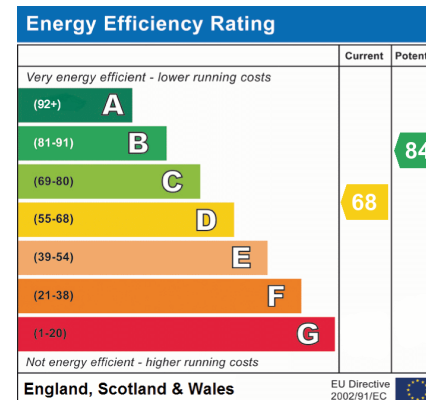
**** A STUNNING THREE BEDROOM FAMILY HOME WITH GARAGE ** STUNNING MODERN DINING KITCHEN & CONSERVATORY ** MODERN GUEST WC & FAMILY BATHROOM ** FREEHOLD PROPERTY ** MUST SEE!! **** JonSimon are delighted to present this stunning three-bedroom detached family home, located on the highly sought-after Ainsworth Chase development. The surrounding area is particularly popular thanks to its convenient access to Bury and Bolton town centres. Even more appealing for families is the excellent choice of well-regarded local schools within walking distance, including Chantlers Primary School and Lowercroft Primary School (both rated Ofsted Good), as well as Elton High School (Ofsted Good). Beautiful local countryside nearby further enhances the appeal, making this an ideal home for a growing family. The property benefits from gas central heating and double glazing throughout. The bright and spacious accommodation briefly comprises an entrance hallway, a modern guest WC, a comfortable lounge with bay window, and a superb contemporary dining kitchen with integrated appliances, leading into a conservatory extension. To the first floor, there are three well-proportioned bedrooms and a modern three-piece family bathroom. Externally, the property features a block-paved driveway to the front and side, providing access to a detached brick-built garage. To the rear, there is a well-maintained garden with a block-paved patio area — perfect for outdoor entertaining. Early viewing is highly recommended to fully appreciate this beautiful home. Viewings are strictly by appointment only via our Ramsbottom office. **PRICED TO SELL!**

Tenure: Freehold

Local Authority/Council Tax

Bury Council: D Annual Amount: £2414.58 Approx.

Flood Risk: Very Low



Local Authority

Bury Council

Band D

Tax Band Amount: £2414.58

Room Descriptions

Ground Floor

Entrance Hallway

UPVC double glazed front door and window, radiator, laminate flooring, ceiling coving, ceiling point and stairs leading to the first floor landing.

Guest WC

A modern two-piece white suite comprising of a low level WC, wash hand basin with storage cupboard underneath, part tiled wall, laminate flooring, ceiling point and UPVC double glazed front window.

Lounge

UPVC double glazed bay fronted window, radiators, TV point, storage cupboard and ceiling point.

Dining Kitchen

A modern range of wall and base units with complementary work surface, single bowl sink unit with mixer tap, four ring electric hob with extractor unit above, electric oven, integrated fridge, freezer, dishwasher and washing machine, ceiling spotlights, laminate flooring, feature lighting, radiator, UPVC double glazed French patio doors and rear window.

Conservatory

UPVC double glazed French patio doors and windows, tiled flooring.

First Floor

Landing

UPVC double glazed side window, ceiling point and storage cupboard.

Bedroom One

UPVC double glazed rear window, radiator, fitted wardrobes and units, ceiling coving, ceiling spotlights and ceiling point.

Bedroom Two

UPVC double glazed front window, radiator, ceiling coving and ceiling point.

Bedroom Three

UPVC double glazed rear window, radiator, fitted wardrobes and shelves, ceiling spotlights, ceiling coving and ceiling point.

Family Bathroom

A modern three-piece white suite composing of a panel bath with mixer tap, shower above with glass shower screen, low level WC, wash hand basin, chrome towel radiator, fully tiled walls, ceiling point and UPVC double glazed front window.

Outside

Garage

A detached single garage with manual up and over door, power point and ceiling point.

Parking & Gardens

Front: Lawn area with well established borders and shrubs, block paved driveway for several cars.

Rear: A block paved patio area, lawn area, additional flagged raised area, fence panel surround and gated access to the side.



Floorplan



Total floor area 80.0 sq. m. (861 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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