

£475,000
Leasehold



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FOR SALE
JON SIMON
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ESTATE AGENTS

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Features

- A Prestigious Stone Built Five Bedroom Detached Family Home
- Spacious Lounge with Bay Window
- Study
- Entrance Hallway and Guest WC
- Stunning Open Plan Dining Kitchen With Appliances
- Five Good Sized Bedrooms
- Double garage with blocked paved driveway for several cars
- Modern En suite Shower Room & Stunning Three Piece White Family Bathroom
- Large Plot with Woodland rear views
- EPC Rating - C
- Situated on a quiet cul de sac
- Well presented front and rear gardens
- Fully double glazed and gas central heating
- Viewing is an absolute must as interest is due to be high and is strictly by appointment

Summary of Property

**** PERFECT FAMILY HOME ** STUNNING OPEN PLAN DINING KITCHEN ** WOODLAND VIEWS TO REAR ** LARGE DOUBLE GARAGE ****

A prestigious stone built five bedroom detached family home situated in a desirable head of cul-de-sac location within this much favoured residential development providing spacious four double bedrooms accommodation. Situated on the fringes of Burrs Country Park and conveniently placed for easy access to Bury Town Centre and all major local amenities, popular schools and excellent transport links.

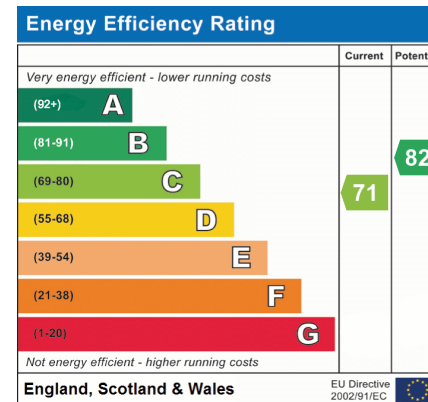
In brief, the property comprises: large entrance hallway with oak and glass staircase, guest w/c, spacious lounge, stunning open plan dining kitchen & study, and to the first floor, five good sized bedrooms with modern en suite shower room to the main bedroom as well as the modern three piece family bathroom. The property benefits from UPVC double glazed windows throughout and gas central heating. Immaculately presented to the highest of levels the property has had the very best of upgrades including but not limited to: bespoke fitted kitchen with integrated appliances and a wealth of additional features to be discovered. Outside features a detached linked double garage, attractive block paved driveway for several cars and landscaped lawned gardens/patio.

A truly fabulous property, viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold, Lease Length: 999 years from 1990

Ground Rent: £100pa

Local Authority/Council Tax: Bury Council: F Annual Amount:£3306.04 Approx.



Local Authority

Bury Council
Band F
Tax Band Amount: £3306.04

Room Descriptions

Ground Floor

Entrance Hallway

A composite double glazed front door, UPVC double glazed front window, radiator, Amtico flooring, ceiling coving, ceiling point, large storage cupboard and stairs leading to the first floor landing.

Guest WC

4' 11" x 3' 7" (1.5m x 1.1m) A modern two piece white suite comprising of a low level WC, wash hand basin with storage cupboard underneath, Amtico flooring, chrome towel radiator, part walls, ceiling spotlight and UPVC double glazed front window.

Lounge

22' 0" x 11' 2" (6.7m x 3.4m) UPVC double glazed bay fronted window, radiators, wood flooring, coal effect gas fire with surround, TV point, ceiling coving and ceiling spotlights and UPVC double glazed French patio doors.

Dining Kitchen

16' 1" x 9' 6" (4.9m x 2.9m) - Dining Area 10' 10" x 10' 2" (3.3m x 3.1m) A modern range of wall and base units with complimentary worksurface, single bowl sink unit with drainer, Amtico flooring, four ring induction hob with extractor unit above, electric oven, plate warmer, combi microwave, integrated fridge, freezer, washer/dryer and dishwasher, part tiled walls, radiators, ceiling spotlights, under unit lighting, UPVC double glazed rear and side windows, under stairs storage cupboard, ceiling point and UPVC double glazed back door.

Study

5' 7" x 8' 6" (1.7m x 2.6m) UPVC double glazed bay fronted window, radiator and ceiling point.

First Floor

Landing

Glass and oak hand rail, loft access, ceiling spotlights and large storage cupboard.

Bedroom One

11' 6" x 13' 1" (3.5m x 4m) UPVC double glazed front window, fitted sliding wardrobes and units, radiator, TV point and ceiling spotlights.

En-Suite Shower Room

6' 3" x 6' 11" (1.9m x 2.1m) Superb three piece white suite comprising of a walk-in shower unit, low level WC, wash hand basin with storage draw underneath, fitted units and storage cupboard, towel radiator, electric wall mounted mirror, fully tiled walls, extractor unit, ceiling spotlights and UPVC double glazed front window.

Bedroom Two

10' 2" x 9' 10" (3.1m x 3m) UPVC double glazed rear window, radiator and ceiling spotlights.

Bedroom Three

9' 10" x 11' 2" (3m x 3.4m) UPVC double glazed front window, radiator and ceiling point.

Bedroom Four

8' 10" x 9' 2" (2.7m x 2.8m) UPVC double glazed rear window, radiator and ceiling point.

Bedroom Five

5' 11" x 8' 2" (1.8m x 2.5m) UPVC double glazed side window, radiator and ceiling point

Family Bathroom

5' 11" x 6' 11" (1.8m x 2.1m) A superb three-piece white bathroom suite comprising of a panel bath with electric shower above, glass shower screen, wash hand basin with storage cupboards underneath, low level WC, chrome towel radiator, extractor unit, ceiling spotlights, fully tiled walls and UPVC double glazed window.

Outside

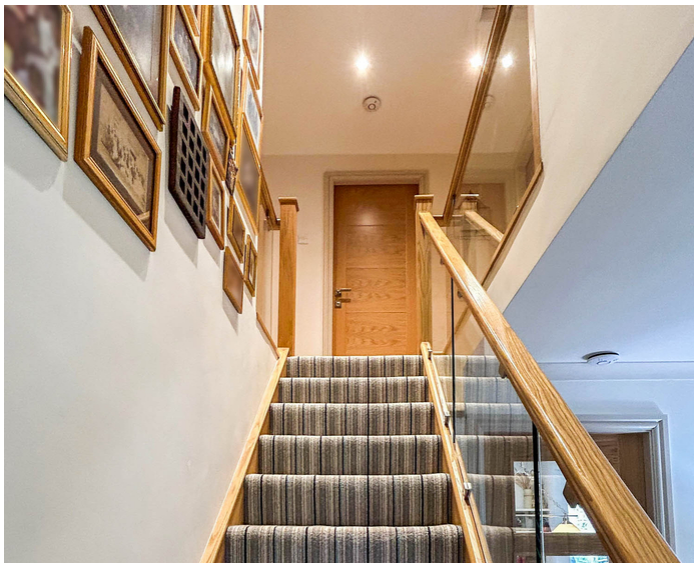
Garage

Stone double garage with electric up and over door, ceiling point and power points.

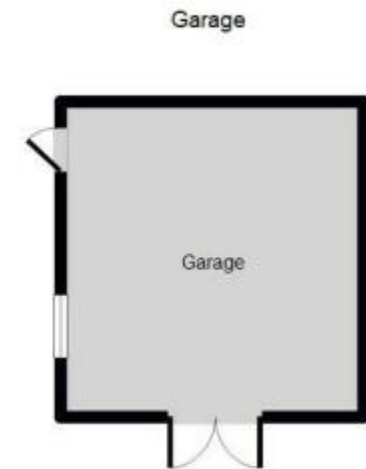
Gardens & Parking

Front: Block paved driveway for several cars, well maintained lawn area with borders and shrubs.

Rear: A large paved patio area, well maintained lawn area, borders and shrubs, fence panels surround, outside water tap, gated access to the both sides.



Floorplan



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.