

£340,000
Freehold



JONSIMON
ESTATE AGENTS

JONSIMON
ESTATE AGENTS



Features

- A Beautiful Three Bedroom Detached Family Home on a Large Corner Plot
- Entrance Porch & Hallway
- Spacious lounge with feature fire place
- Separate Dining Room
- Modern Downstairs Shower Room
- Breakfast Kitchen & Utility Room
- Two Separate Garages with Large Driveway
- Freehold Property
- Sold With No Onward Chain
- Fully Double Glazed and Gas Central Heating
- Situated in a highly regarded residential area
- Private landscaped gardens to front, side and rear with large patio areas

Summary of Property

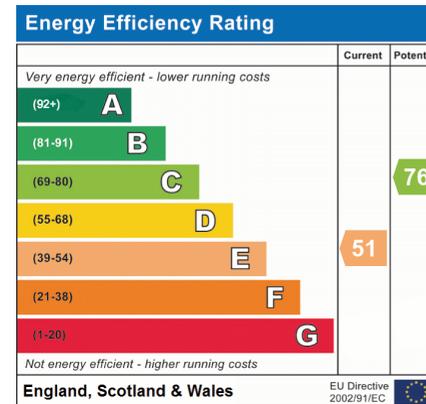
**** WELL PRESENTED, THREE BEDROOM DETACHED BUNGALOW ** LARGE CORNER PLOT ** TWO GARAGES & LARGE DRIVEWAY ** FREEHOLD PROPERTY ** SOLD WITH NO ONWARD CHAIN **** JonSimon are delighted to present this unique, beautifully presented, and well-maintained three-bedroom detached bungalow, offered for sale on behalf of our client with no onward chain. Occupying a generous corner plot, the property enjoys a prime position within a highly sought-after and well-regarded residential development, conveniently located for local amenities and reputable schools. The accommodation briefly comprises: an entrance porch leading to a welcoming hallway, a spacious lounge featuring an attractive fireplace, a separate dining room/bedroom, a fitted breakfast kitchen with integrated appliances, and a utility room. There are two/three well-proportioned ground floor bedrooms, complemented by a modern shower room and a separate guest WC. To the first floor, there is a loft room currently used as a bedroom with an adjoining storage room, offering excellent potential for conversion into an en-suite, subject to requirements. Further benefits include gas central heating and full uPVC double glazing throughout. Externally, the property boasts a well-maintained rear garden with both paved and decked patio areas, ideal for outdoor entertaining. To the front, a paved driveway provides off-road parking and leads to a single garage and garden area. In addition, a substantial driveway offers parking for multiple vehicles and access to a second detached garage. Early viewing is highly recommended to fully appreciate the quality and position of this property. Viewings are strictly by appointment only through our Ramsbottom office.

Tenure: Freehold

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

Flood Risk: Very Low

Broadband availability



Local Authority

Bury Council
 Band D
 Tax Band Amount: £2555.15

Room Descriptions

Ground Floor

Vestibule

UPVC double glazed front door and windows, tiled flooring.

Hallway

Radiator, ceiling points and ceiling coving.

Lounge

UPVC double glazed bay fronted window, radiator, gas fire with feature surround, wall lights, ceiling coving and TV point.

Dining Room/Bedroom

UPVC double glazed rear window, radiators, ceiling coving, ceiling point and stairs to the first floor landing.

Breakfast kitchen

Range of wall and base units with complementary work surface, five ring gas hob with extractor unit above, gas double oven, one and a half bowl sink unit with drainer, freezer, tiled walls, tiled flooring, breakfast bar, ceiling spotlights, UPVC double glazed rear and side window windows and UPVC double glazed back door.

Utility Room

Plumbed for washing machine and dryer, boiler, fitted, tiled flooring and ceiling point.

Bedroom One

UPVC double glazed Bay fronted radiator, gas fire with surround, fitted wardrobes, ceiling coving, ceiling spotlights and TV point.

Bedroom Three

UPVC double glazed side window, radiator, ceiling coving and ceiling spotlights.

Shower Room

A modern two-piece suite comprising of a large with electric shower, wash hand basin with storage cupboard underneath, towel radiator, extractor unit, storage cupboard, electric wall, ceiling coving, ceiling point and UPVC double glazed rear window.

Guest WC

A two-piece suite comprising of a low-level WC, wash hand basin, tiled walls, radiator, ceiling coving, ceiling point and UPVC double glazed rear window.

First Floor

Landing

Velux window, storage into the eaves and ceiling spotlights

Loft Room

Large velux window, storage into the eaves and ceiling point.

Storage Room

Water tank, storage into the eaves and ceiling point.

Outside

Garage One

Up and over manual door, UPVC double glazed side window, power points, ceiling point and velux window.

Garage Two

A detached single garage with manual up and over garage door, power points, ceiling point and single glazed rear window.

Gardens & Parking

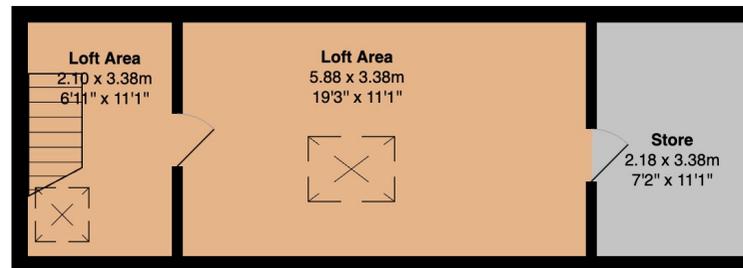
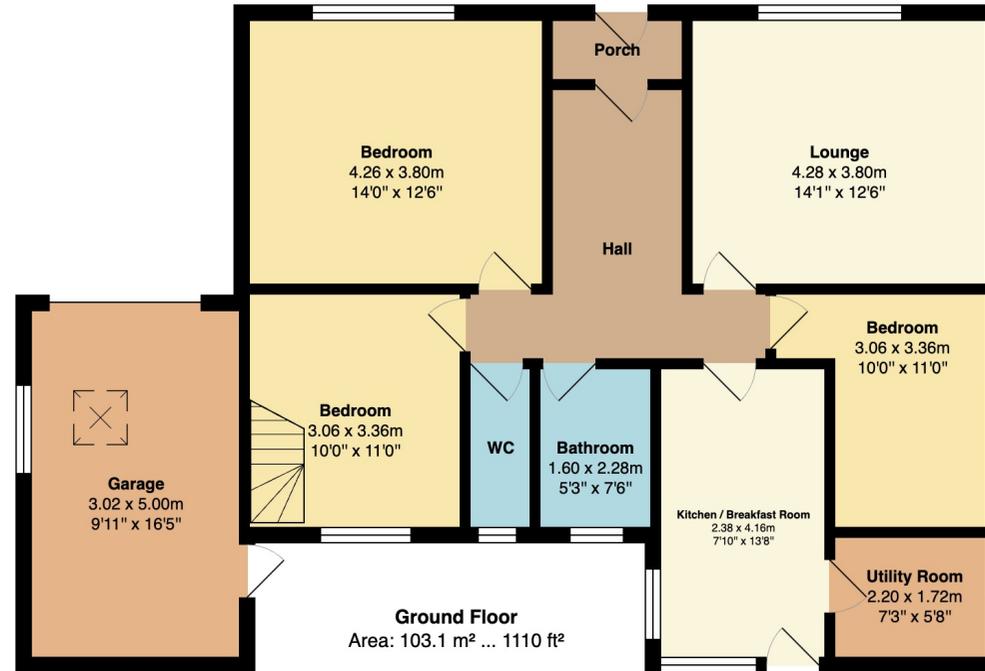
Front: A flagged driveway providing off-road parking, low maintenance garden with paved area and well established borders and shrubs, pergola, two large wooden sheds and pebbled borders.

Side: Large flagged driveway for additional off-road parking.

Rear: A large flagged and deck patio areas, outside water tap, well established borders and shrubs, large pebbled area and fence panel surround.



Floorplan



Loft Area
Area: 35.4 m² ... 381 ft²

Total Area: 138.5 m² ... 1491 ft²

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.

28, Bolton Road West, Ramsbottom, Bury, BL0 9ND 01706 489 966 ramsbottom@jonsimon.co.uk