

£435,000  
Leasehold



JON SIMON  
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## Features

- A striking four/five double bedroom detached family home
- Sold With No Onward Chain
- Large Corner Plot - Ideal for extending
- Front porch, hallway & Guest WC
- Spacious Lounge & Dining room
- Conservatory Extension
- Sitting Room / Fifth Bedroom
- Four good sized bedrooms on the first floor
- Modern three piece white bathroom suite
- EPC Rating - D
- Fully Fitted Kitchen
- Private landscaped gardens to front side & rear
- Fully double glazed and Gas central heating
- Situated in a highly regarded residential area
- Concrete driveway for off road parking to the front
- Viewing is highly recommended on this excellent property and is strictly by appointment only

## Summary of Property

**\*\* BEAUTIFULLY PRESENTED, FOUR/FIVE BEDROOM DETACHED HOUSE \*\* LARGE CORNER PLOT \*\* POTENTIAL TO EXTEND \*\* TWO SEPARATE RECEPTION ROOMS & CONSERVATORY \*\*** JonSimon Estate Agents are delighted to receive instructions from our client to offer for purchase this immaculately presented, well maintained four/five bedroom detached family home, ideal for extending to the side and rear. Situated on a large corner plot convenient for local amenities and local schools in a highly regarded residential estate. The accommodation on offer briefly comprises; Entrance porch, large hallway, guest WC, spacious lounge, dining room with patio doors leading through to the conservatory, fitted kitchen, and sitting room/fifth bedroom. To the first floor there are four bedrooms, landing area and family bathroom. The property has the benefit of gas central heating and is fully uPVC double glazed. Outside the property has well maintained gardens to three sides with patio areas together with a large concrete driveway providing off road parking. Your early viewing of this property is strongly recommended and is strictly by appointment only via our Ramsbottom office.

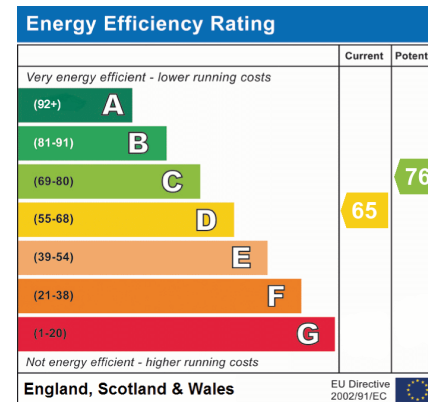
Tenure: Leasehold, Lease end date: TBC

Local Authority/Council Tax: Bury Council: D Annual Amount:£2288.8Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 85Mbps Upload: 20Mbps

Mobile Coverage: EE - Limited, Vodafone - Likely, Three - Limited, O2 - Likely



## Local Authority

Bury Council  
 Band D  
 Tax Band Amount: £2288.8

## Room Descriptions

### Ground Floor

#### Porch

Double glazed composite front door and ceiling spotlight.

#### Hallway

Karndean flooring, radiator, alarm pad, ceiling coving and ceiling spotlights.

#### Guest WC

Two piece white suite comprising of a low-level WC, wash hand basin, part tiled walls, Karndean flooring, storage cupboard under the stairs, ceiling point and UPVC double glazed side window.

#### Lounge

UPVC double glazed bay fronted window, radiator, Karndean flooring, ceiling coving and ceiling point.

#### Dining Room

UPVC double glazed French patio doors, Karndean flooring, radiator and ceiling point.

#### Conservatory

UPVC double glazed windows and UPVC double side door, ceiling point and power point.

#### Kitchen

A modern fully fitted kitchen with range of wall and base units, complementary worksurface, single bowl sink unit with drainer, four ring gas hob with extractor unit above, double electric oven, Karndean flooring, ceiling point, UPVC double glazed rear window and double glazed composite back door.

#### Sitting Room / Bedroom Five

UPVC double glazed front and side windows, radiator, gas meter, electric meter, storage cupboard housing the Combi boiler and ceiling points

### First Floor

#### Landing

UPVC double glazed side window, loft access with pulldown ladder and ceiling point.

#### Bedroom One

UPVC double glazed front window, radiator and ceiling point.

#### Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

#### Bedroom Three

UPVC Double glazed front window, radiator, fitted wardrobes and ceiling point.

#### Bedroom Four

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

#### Family Bathroom

A three piece suite comprising of a Jacuzzi panel bath with mixer taps, electric shower above, glass shower screen, low level WC, wash hand basin with storage cupboards underneath, radiator, fully tiled walls and laminate flooring, extractor unit, ceiling speakers, ceiling spotlights and UPVC double glazed window.

#### Outside

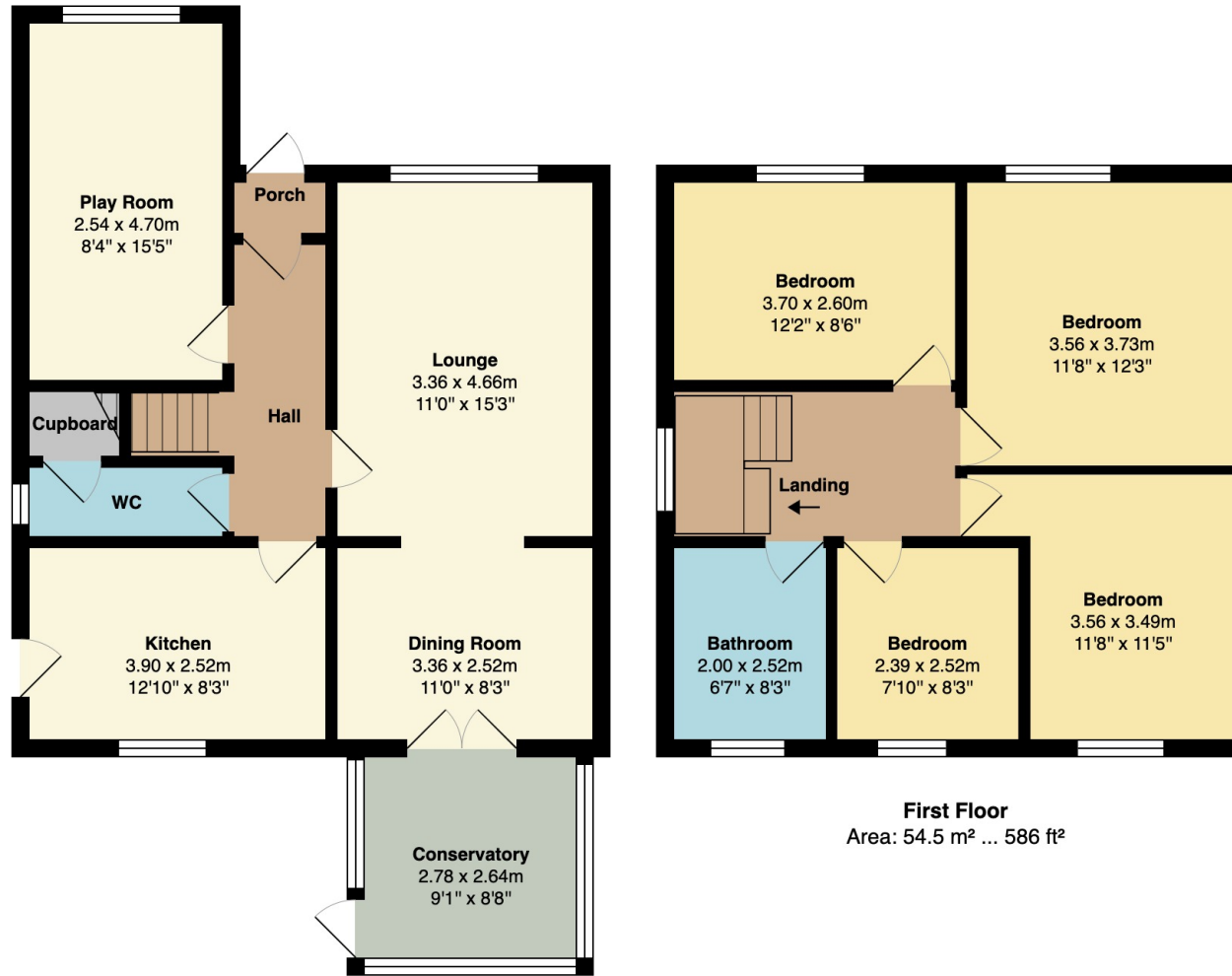
##### Gardens & Parking

Front: Concrete driveway for off road parking, well maintained borders and shrubs.

Rear: Low maintenance garden - Indian paved garden with low maintenance pebbled borders, wooden shed, wooden playhouse fence panel surround, gated access to both sides.



# Floorplan



**Ground Floor**  
Area: 67.8 m<sup>2</sup> ... 730 ft<sup>2</sup>

**First Floor**  
Area: 54.5 m<sup>2</sup> ... 586 ft<sup>2</sup>

Total Area: 122.3 m<sup>2</sup> ... 1316 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.