

£275,000  
Leasehold



JON SIMON  
ESTATE AGENTS

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### Features

- Well presented three bedroom extended semi-detached family home
- Entrance Hallway & Spacious Lounge
- Quiet residential location
- Beautiful Three Piece White Family Bathroom
- Dining Room & Fitted Breakfast Kitchen
- Gas central heated & new double glazed windows
- Well maintained gardens to front & rear
- Flagged driveway leading to a single detached garage
- On the Ramsbottom / Holcombe Brook border in the catchment area for good / outstanding primary & secondary schools
- EPC Rating - E
- Bright & Airy Accommodation
- New Roof
- Viewing highly recommended and is strictly by appointment only

## Summary of Property

**\*\* FANTASTIC LOCATION & EXTENDED GROUND FLOOR \*\* SUPERB FAMILY BATHROOM \*\* NEW ROOF & WINDOWS \*\*** JonSimon are extremely pleased to have taken instruction in the sale of this well presented, extended three bedroom semi detached family home located on this popular location on the Ramsbottom/ Holcombe Brook border. The house is conveniently located near local schools, as well as the vibrant hubs of Ramsbottom and Holcombe Brook. Commuting is a breeze, with easy access to the motorway networks. The property has the usual benefits of gas fired central heating and is has new UPVC double glazed windows and doors. The interior of the house features an entrance hallway, a generously light and spacious living room and a extended dining room and breakfast fitted kitchen. Upstairs, you'll find three bedrooms and a beautiful three-piece white family bathroom. Outside, a well-established and beautiful rear garden with patio areas, provides a peaceful retreat. The flagged driveway can accommodate multiple vehicles, offering ample off-road parking and leading to a detached single garage. To schedule a viewing of this property, we highly recommend contacting our Ramsbottom office for an appointment.

Tenure: Leasehold, Lease end date: TBC

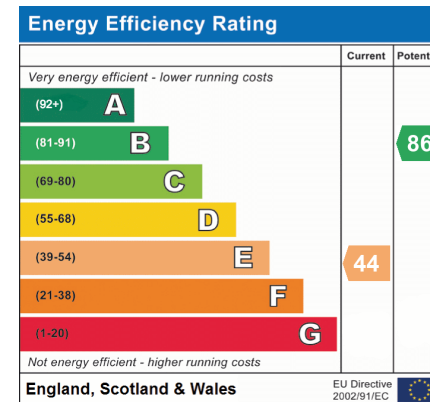
Annual ground rent: £15 per year

Local Authority/Council Tax: Bury Council: C Annual Amount:£1937.37 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 175Mbps Upload: 24Mbps

Mobile Coverage: EE - High, Vodafone - High, Three - High, O2 - High



### Local Authority

Bury Council  
 Band C  
 Tax Band Amount: £1937.37

## Room Descriptions

### Entrance Hallway

Composite double glazed entrance door & window, radiator, ceiling point, storage cupboard, stairs.

### Lounge

Front facing UPVC double glazed window, radiator, Tv point, wall lights and ceiling point.

### Dining Room

UPVC sliding patio doors, radiator, ceiling coving and ceiling point. Double doors leading to the lounge.

### Breakfast Kitchen

Side facing UPVC window and double glazed rear door, a range of fitted wall and base units with complimentary work surfaces incorporating a one and half bowl sink unit with drainer, splash back tiling to compliment, plumbed for automatic washing machine & dishwasher, electric double oven, four ring gas hob, ceiling point, breakfast bar.

## First Floor

### Landing

Side facing UPVC double glazed window, loft access, ceiling point.

### Bedroom One

Front facing UPVC window, radiator, ceiling point, ceiling coving.

### Bedroom Two

Rear facing UPVC window, radiator, ceiling point.

### Bedroom Three

Front facing UPVC window, radiator, storage cupboard, ceiling point.

### Family Bathroom

A superb modern three piece white suite comprising of a panelled bath with shower above, low level w/c, wash hand basin, with splash back tiling to compliment, tiled flooring, ceiling spot lights, chrome towel radiator, storage under the sink and rear facing UPVC double glazed window.

## Outside

### Garage

Single brick built garage with up and over door.

### Gardens & Parking

Front: Flagged driveway providing off road parking for several vehicles, lawned area with shrubs & borders.

Rear - Flagged patio, lawned area with shrubs & borders. Side gate.



### **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.