

£470,000  
Freehold



**JON SIMON**  
**FOR SALE**

**JON SIMON**  
ESTATE AGENTS



### Features

- INCREDIBLE EXTENDED DETACHED TRUE BUNGALOW
- FULLY RENOVATED TO A VERY HIGH STANDARD
- SOLD WITH NO ONWARD CHAIN
- QUIET CUL-DE-SAC LOCATION
- GAS CENTRAL HEATED AND DOUBLE GLAZED
- SPACIOUS LOUNGE LOUNGE WITH FEATURE FIRE
- BRAND NEW FITTED DINING KITCHEN
- BRAND NEW FAMILY SHOWER ROOM
- CONSERVATORY EXTENSION
- LARGE BLOCKED PAVED DRIVEWAY TO THE FRONT & GARAGE

## Summary of Property

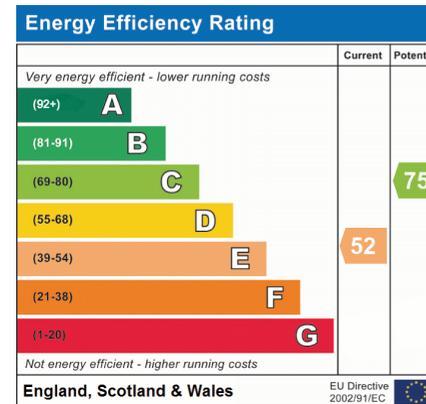
**\*\* SOLD WITH NO CHAIN \*\* INCREDIBLE EXTENDED DETACHED TRUE BUNGALOW - STUNNING INTERIOR \*\* QUIET CUL-DE-SAC LOCATION \*\*** Welcome to this charming three-bedroom detached bungalow located in the heart of Ramsbottom, a much sought-after area known for its blend of countryside tranquility and vibrant local amenities. This delightful home offers an excellent opportunity for those seeking comfortable, single-level living with the benefit of a private, spacious plot. Whether you're a family, downsizer, or professional, this property promises a welcoming and flexible space to call your own.

Step inside to discover a well-proportioned reception room, flooded with natural light from generous windows, creating a warm and inviting atmosphere perfect for relaxing or entertaining guests. The layout is thoughtfully designed to provide a seamless flow between living spaces. The reception room's versatile space allows you to create a cosy sitting area or a place to gather with friends and family.

The property boasts three good-sized bedrooms, each offering ample storage options and plenty of space for rest and relaxation. These bedrooms are ideal for accommodating family members or can be easily converted into a home office or hobby room to suit your lifestyle needs. The bathroom is conveniently located, featuring contemporary fixtures and a clean design that complements the bungalow's overall aesthetic.

The kitchen is a practical and functional space with plenty of room for cooking and meal preparation. It can be easily personalised to suit your tastes and includes potential for additional dining space, making everyday living comfortable and enjoyable.

Externally, the property benefits from an attractive and well-maintained garden surrounding the bungalow, offering a private sanctuary to enjoy alfresco dining, gardening, or simply soaking up the peaceful surroundings. The garden provides ample space for children to play or for hosting summer gatherings, and there is plenty of room to add features such as a shed or greenhouse



### Local Authority

Bury Council  
 Band D  
 Tax Band Amount: £2414.58

## Room Descriptions

### Ground Floor

#### Entrance Hallway

A composite glazed front door and UPVC double glazed window, radiator, UPVC double glazed ceiling windows and ceiling point.

#### Extended Lounge

UPVC double glazed rear window, radiators, remote controlled wall mounted electric fire and ceiling spotlights.

#### Conservatory

UPVC double glazed French patio doors and windows, electric wall mounted radiator.

#### Dining Kitchen

A brand-new contemporary fitted kitchen with a range of wall and base units with complementary work surfaces, single bowl sink unit with drainer, four ring electric hob with extractor unit above, integrated fridge, freezer, dishwasher, microwave and electric oven, pop-up worksurface power point, radiators, breakfast bar, ceiling spotlights, UPVC double side window and UPVC double glazed side door.

#### Bedroom One

UPVC double glazed front window, radiator and ceiling point.

#### Bedroom Two

UPVC double glazed front and side windows, radiator and ceiling point.

#### Bedroom Three

UPVC double glazed side window, radiator and ceiling point.

#### Family Shower Room

A brand new modern three-piece white suite comprising of a large walk-in shower unit, low-level WC, wash hand basin with storage cupboard underneath, chrome radiator, wall mounted mirror, fully tiled walls, extractor unit, ceiling spotlights and two UPVC double glazed side windows.

### Outside

#### Garage

A single garage with up and over garage door, power point, water tap and ceiling point.

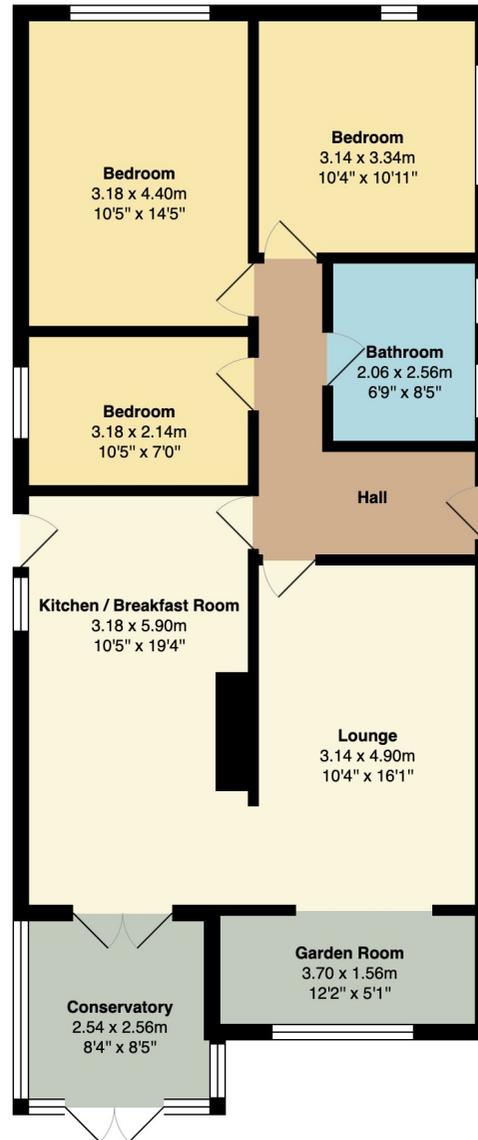
#### Gardens & Parking

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

Rear: A flagged patio area, well established lawn with well established borders and shrubs. Fence panels surround with gated access to the side.



# Floorplan



**Ground Floor**  
Area: 96.7 m<sup>2</sup> ... 1040 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.