

£185,000  
Leasehold



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ESTATE AGENTS

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### Features

- MODERN THREE BEDROOM TOWN HOUSE
- QUIET CUL-DE-SAC LOCATION
- DRIVEWAY FOR OFF ROAD PARKING TO THE REAR
- SPACIOUS LOUNGE/DINER WITH FEATURE FIREPLACE
- FRONT PORCH, FITTED KITCHEN & INNER HALLWAY
- THREE GOOD SIZED BEDROOMS
- MODERN THREE PIECE SHOWER ROOM
- GAS CENTRAL HEATING & FULLY DOUBLE GLAZED
- EPC Rating - D
- FRONT & REAR GARDENS WITH PATIO AREA
- FREEHOLD PROPERTY
- CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT LINKS.
- EASY ACCESS TO JUNCTION ONE OF THE M66
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT ONLY

## Summary of Property

**\*\* SOLD WITH NO ONWARD CHAIN \*\* CUL-DE-SAC LOCATION \*\* LARGE REAR GARDEN WITH DRIVEWAY \*\* FREEHOLD PROPERTY**  
**\*\* We are thrilled to present this well-maintained, three-bedroom mid-townhouse for sale, offered with no onward chain.**  
 Located in the desirable Limefield area of Bury, just off Walmersley Road, this charming freehold three-bedroom property is perfect for first-time buyers or a growing family. The area offers excellent transport links to Bury town centre, along with local shops, primary schools, and Burrs Country Park all within easy reach. Junction 1 of the M66 is only a short drive away, providing convenient access for commuters. This well-maintained home is situated on a quiet cul-de-sac and features a porch, lounge/diner, fitted kitchen, and inner hallway on the ground floor. Upstairs, you'll find three good sized bedrooms and a family shower room. The property boasts both front and rear gardens, with the rear garden including an up-and-over door for ample off-road parking. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold

Local Authority/Council Tax

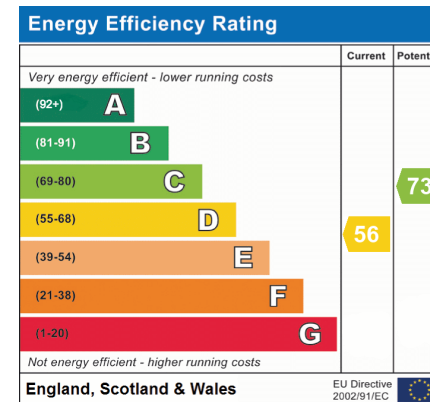
Bury Council: B Annual Amount:£1780.17 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 1000Mbps Upload: 220Mbps

Mobile Coverage



### Local Authority

Bury Council  
 Band B  
 Tax Band Amount: £1780.17

## Room Descriptions

### Ground Floor

#### Entrance Porch

Double glazed frosted window and door access to the front.

#### Lounge/Diner

4.62m x 4.14m (15'1" x 13'6") - Double glazed window to the front, gas living flame coal effect gas fire in feature surround, ceiling light point and radiator.

#### Kitchen

3.29m x 2.69m (10'9" x 8'9") - Double glazed window to the front, selection of white wall & base units with work surfaces to complement, integrated electric oven & gas hob with stainless steel extractor hood over, plumbed for washing machine, space for fridge/freezer, one & half stainless steel sink & drainer, tiled splash back and ceiling light point.

#### Inner Hallway

Door access to the rear, under stairs storage, ceiling light point, radiator and stairs to the first floor.

### First Floor

#### Landing

Ceiling light point and loft access.

#### Bedroom One

4.00m x 2.73m (13'1" x 8'11") - Double glazed window to the rear, ceiling light point and

radiator.

#### Bedroom Two

3.77m x 2.24m (12'4" x 7'4") - Double glazed window to the front, ceiling light point and radiator.

#### Bedroom Three

3.04m x 2.26m (9'11" x 7'4") - Double glazed window to the front, ceiling light point and radiator.

#### Shower Room

Double glazed frosted window to the rear, three piece white suite comprising of; Low level w.c, sink set in vanity unit and corner shower cubicle, tiled elevations, chrome heated towel rail and ceiling light point.

### Outside

#### Gardens & Parking

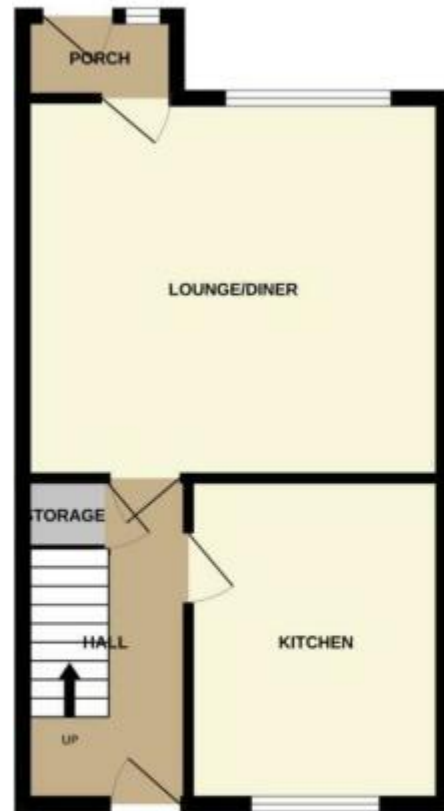
Front: To the front of the property is laid to lawn and flagged pathway leading up to some steps to the front door.

Rear: To the rear of the property is a paved patio garden, shed, fence surround and up & over door to the rear providing off road parking.



# Floorplan

GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mapbox (2024).

## 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.