

£425,000
Freehold



JON SIMON
ESTATE AGENTS

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Features

- A Superb Three Bedroom Detached True Bungalow
- Three Reception Rooms
- Modern Fitted Kitchen & Dining Area
- Not Overlooked at Rear
- Entrance Hallway, Guest WC & Inner Hallway
- Modern Four Piece White Bathroom
- Gas Central Heating & Fully Double Glazed
- Detached Garage & Long Driveway for several cars
- Stunning Front & Rear Gardens with Multiple Patio Areas
- Summer House & Log Cabin
- EPC Rating - C
- Highly Regarded Location, Walking Distance to Ramsbottom
- Raised patio area to the rear offering stunning views over to Scout Moor and Whittle Pike
- Viewing Highly Recommended and Strictly by Appointment Only

Summary of Property

**** FANTASTIC VIEWS & STUNNING REAR GARDEN ** THREE RECEPTION ROOMS ** GUEST WC & MODERN FOUR PIECE FAMILY BATHROOM **** Heatherside Road, Ramsbottom, offers a beautifully presented, detached three-bedroom true bungalow with stunning views of Ramsbottom and the surrounding countryside. Conveniently located within walking distance of the town centre and close to the motorway network, it's perfect for accessing local transport links. The property features gas-fired central heating and double glazing throughout. The accommodation includes an entrance through the front door into an inner hallway, where a WC and storage cupboard are situated. The spacious front-facing lounge has a feature fireplace, and the modern fitted kitchen with appliances connects to the dining room. An inner hallway leads to a four-piece family bathroom, three generously sized bedrooms, a second reception room, and a large orangery at the rear that opens onto the garden. The front of the property boasts a small garden, while a long resin-bonded driveway to the side accommodates several cars and leads to a detached garage. The rear of the property features an expansive, meticulously landscaped garden with multiple patio areas, a large built-in pond, two artificial lawn sections, and a large garden room with an electricity supply. Additionally, there is an impressive log cabin currently used as an entertainment area and bar, which can serve various purposes and is ideal for working from home. Viewing is highly recommended and can be arranged by appointment only through our Ramsbottom office.

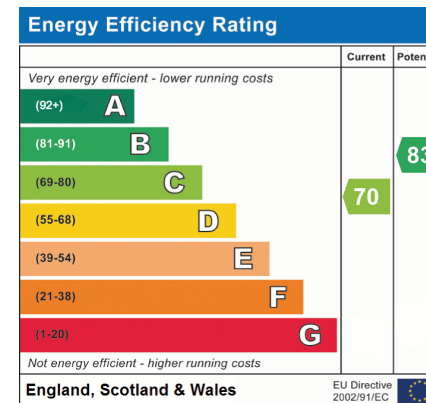
Tenure: Freehold

Local Authority/Council Tax

Bury Council: E Annual Amount:£2797.41 Approx.

Flood Risk: Very Low

Broadband availability



Local Authority

Bury Council

Band E

Tax Band Amount: £2797.41

Room Descriptions

Ground Floor

Entrance Hallway

A composite double glazed front door, radiator, storage cupboard and ceiling spot lights.

Guest WC

A two piece white suite comprising of a low level w/c, wash hand basin, part tiled walls, double glazed side window.

Lounge

5.87 x 3.45 (19'3" x 11'3") - Great sized front facing lounge with a large curved bay window as well as 2 elevated windows at the side of the property, ceiling spotlights, gas fire with feature surround and access into the kitchen/diner.

Kitchen

3.78 x 2.25 (12'4" x 7'4") - A wide range of modern wall and base units with complementary work surface, integrated appliances include, fridge freezer, induction hob, sink unit with drainer, washing machine and dishwasher.

Dining Room

2.71 x 2.25 (8'10" x 7'4") - Open plan access through from the kitchen, space for a good sized dining table.

Inner Hallway

Ceiling point.

Rear Reception Room

3.40 x 2.59 (11'1" x 8'5") - Rear facing reception room with access through to orangery (could be used as a spare bedroom or office)

Orangery Extension

4.21 x 4.68 (13'9" x 15'4") - Fantastic sized orangery with air conditioning unit and feature log burner and access to rear garden.

Bedroom One

3.38 x 3.07 (11'1" x 10'0") - Good sized double bedroom with fitted wardrobes.

Bedroom Two

3.75 x 2.25 (12'3" x 7'4") - Double room with fitted wardrobes.

Bedroom Three

2.60 x 2.58 (8'6" x 8'5") - Double bedroom with fitted wardrobes.

Family Bathroom

1.91 x 2.40 (6'3" x 7'10") - A four piece white suite comprising of a corner fitted shower unit, bath, WC, sink with cupboards below. Double glazed side window.

Outside

Garage

A detached single garage.

Bar/ Office

UPVC double glazed French patio doors, UPVC double glazed windows, laminate flooring, power points, bar and ceiling spotlights.

Gardens & Parking

To the front of the property there is a well maintained garden with borders, shrubs and Astro Turf lawn and a to the side a long resin bonded driveway for ample off road parking.

To the rear of the property is a fantastic spacious garden with multiple areas to sit, a large built in pond, 2 areas of artificial lawn and a large garden room with electricity supply.



Floorplan

GROUND FLOOR



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.

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