

£695,000
Freehold



JON SIMON
ESTATE AGENTS

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Features

- Executive Five Bedroom Extended Detached Family Home
- Stunning Bespoke Open Plan Fitted Dining Kitchen, Sitting Room with Appliances & Utility room
- Large Extended Lounge, Dining Room & Office
- Not Overlooked at Rear - Woodland Views
- Sold With No Onward Chain
- Entrance Hallway, Gallery Landing & Guest WC
- Five Good Sized Bedrooms, Main boasting a Walk-in Wardrobe
- Modern Four Piece Family Bathroom
- Large Driveway for Several Cars Leading to a Double Garage
- Contemporary En-Suite Shower Room
- Large Plot with Well Maintained Rear Garden and Summer House
- Situated on a Extremely Popular Estate in a Quiet cul-de-sac with Woodland Views
- Viewing is highly recommended on this excellent property and is strictly by appointment only

Summary of Property

**** SUPERB LOCATION ** LARGE EXECUTIVE FAMILY HOME ON A SUBSTANTIAL PLOT ** FANTASTIC OPEN VIEWS **** An impeccably presented and generously sized family home, situated on a substantial plot in a highly desirable location. Properties on Vale Coppice with this rear aspect rarely become available. The area offers a range of amenities, including well-regarded schools, shops, restaurants, scenic country walks, and excellent transport links with easy access to motorway networks. Inside, the home is bright, spacious, and finished to the highest standards, featuring a variety of modern touches throughout. The accommodation comprises an inviting entrance hall, an extended and spacious lounge, a versatile sitting room/dining room, a contemporary open-plan dining kitchen, an office, a utility room, and a guest WC. Upstairs, a stunning gallery landing leads to five well-proportioned bedrooms. The main bedroom boasts a contemporary en-suite shower room and a walk-in wardrobe, while the remaining bedrooms are served by a stylish four-piece family bathroom. Externally, the private grounds include a large block-paved driveway at the front, providing ample off-road parking and leading to an electrically operated double garage. The beautifully landscaped rear garden features a well maintained lawn, a paved entertaining area, and planted borders, all overlooking breath-taking woodland with direct access. Viewing is highly recommended to fully appreciate this exceptional home. Contact our Ramsbottom office for further details. **SOLD WITH NO ONWARD CHAIN!**

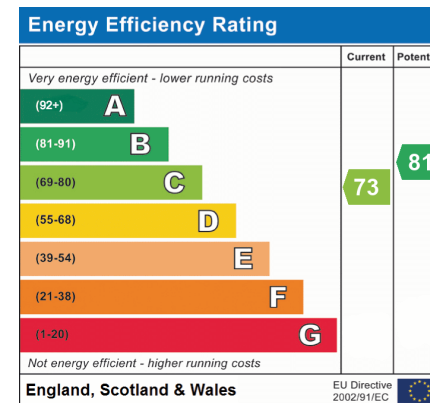
Tenure: Freehold

Local Authority/Council Tax: Bury Council: F Annual Amount: £3306.04 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 1000Mbps Upload: 1000Mbps

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



Local Authority

Bury Council

Band F

Tax Band Amount: £3306.04

Room Descriptions

Ground Floor

Entrance Hallway

A composite double glazed front door and windows, radiator, ceiling coving, ceiling spotlights and stairs leading to the first floor landing.

Guest WC

A modern two-piece white suite comprising of a low level WC, wash hand basin, fully tiled walls and flooring, electric wall heater, extractor unit, storage cupboard, ceiling coving, ceiling point and UPVC double glazed side window.

Lounge

UPVC double glazed rear windows, UPVC double glazed French patio doors, radiators, coal effect gas fire with feature surround, TV point, wall lights, ceiling coving and ceiling points.

Dining Room

UPVC double glazed front window, radiator, ceiling coving and ceiling point.

Office

UPVC double glazed rear window, radiator, ceiling coving and ceiling point.

Open Plan Dining Kitchen

Modern fully fitted kitchen with a wide range of wall and base unit with complementary granite works surface, five ring gas hob with extractor unit above, double electric oven, integrated microwave and dishwasher, American style fridge and freezer, part tiled walls, radiators, ceiling spotlights, Amtico flooring, ceiling coving, UPVC double glazed side window, UPVC double glazed sliding patio doors.

Utility Room

A modern range of wall and base units with complementary works surface, single bowl sink unit, radiator, plumbed for washing machine and dryer, ceiling coving, ceiling point, UPVC double side window and UPVC double glazed back door.

First Floor

Gallery Landing

UPVC double glazed front window, radiator, ceiling coving and ceiling point.

Bedroom One

UPVC double glazed rear window, radiator, wall lights, ceiling coving and ceiling point.

Walk-in Wardrobe

Range of fitted wardrobes with additional storage and hanging space, ceiling coving and ceiling spotlight.

En-Suite Shower Room

A contemporary three piece white suite comprising of a walk-in shower unit, low level WC, wash hand basin with storage drawers underneath, electric wall mounted mirror, chrome towel radiator, fully tiled walls and flooring, extractor unit, ceiling spotlights and UPVC double glazed side window.

Bedroom Two

UPVC double glazed front and side windows, radiators, ceiling coving and ceiling spotlights.

Bedroom Three

UPVC double glazed rear window, radiator, ceiling coving and ceiling point

Bedroom Four

UPVC double glaze front window, radiator, ceiling covering and ceiling point.

Bedroom Five

UPVC double glazed rear window, radiator, ceiling coving and ceiling point.

Family Bathroom

A modern four piece white bathroom suite comprising of a panel bath with mixer tap and shower head, walk-in shower unit, low level WC, wash hand basin, chrome towel radiator, wall mounted storage unit, fully tiled walls, laminate flooring, extractor unit ceiling coving and ceiling point. UPVC double glazed rear window.

Outside

Double Garage

A large double garage with electric roller garage door, power points, boiler, ceiling point, alarm pad, additional storage and UPVC double glazed side window.

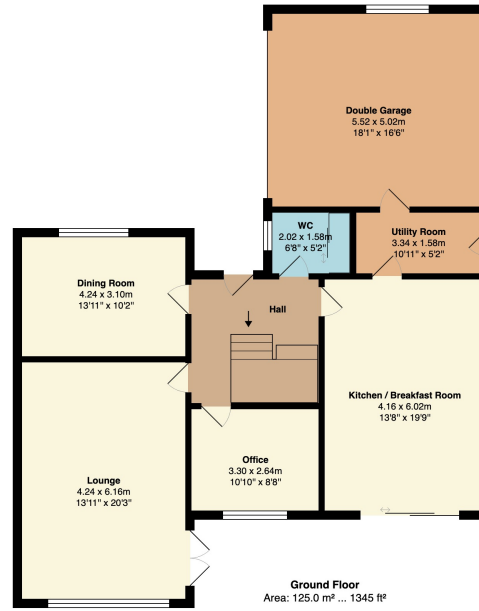
Gardens & Parking

Front: Large block paved driveway for off road parking, well established borders and shrubs. External lighting.

Rear: A large flagged patio area, block paved pathway encircling a well-maintained lawn area, well established borders and shrubs, wooden Summer house, fence surround, outside water tap, additional block paved patio area and gated access to both sides. All overlooking stunning woodland.



Floorplan



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.