

£240,000
Leasehold



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Features

- A WELL PRESENTED THREE BEDROOM END TOWN HOUSE
- SOLD WITH NO CHAIN
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- FRONT PORCH & REAR PORCH/UTILITY ROOM
- MODERN FITTED DINING KITCHEN
- THREE GOOD SIZED BEDROOMS
- MODERN THREE PIECE WHITE SHOWER ROOM
- DETACHED GARAGE & PARKING TO REAR
- LOW MAINTENANCE FRONT & REAR GARDENS
- WALKING DISTANCE FOR RAMSBOTTOM TOWN CENTRE AMENITIES
- BRIGHT & AIRY ACCOMMODATION
- EPC Rating - D
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE, INDEPENDENT MORTGAGE ADVICE AVAILABLE IF REQUIRED

Summary of Property

**** SOLD WITH NO ONWARD CHAIN ** GARAGE & DRIVEWAY ** WELL PRESENTED THREE BEDROOM END TOWN HOUSE ** WALKING DISTANCE TO RAMSBOTTOM CENTRE **** Kay Brow is a stunning three-bedroom end town house, conveniently situated within walking distance of the town center and just a short drive from the motorway network. Available for early completion, this stylish and well-maintained property features gas-fired central heating and UPVC double glazing. The accommodation includes an entrance porch, a spacious living room with a feature fireplace, a superb modern dining kitchen, and a rear porch/utility room. Upstairs, there are three generously sized bedrooms and a modern three-piece white shower room. Externally, the property boasts a detached garage and a tarmac driveway, offering ample off-road parking. The low-maintenance front and rear gardens include a south-westerly facing patio area, perfect for outdoor relaxation. Viewing is highly recommended and strictly by appointment only through our Ramsbottom office.

Tenure: Leasehold

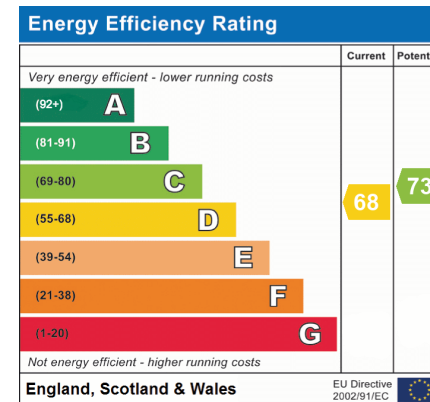
Annual ground rent: £15.00 per year

Local Authority/Council Tax: Bury Council: B Annual Amount: £1780.17 Approx.

Flood Risk: Very Low

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

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



Local Authority

Bury Council
Band B
Tax Band Amount: £1780.17

Room Descriptions

Ground Floor

Front Porch

UPVC double glazed front door and window, radiator, meter cupboards and ceiling point.

Lounge

4.65m(15'3") x 3.96m(13'0") UPVC double glazed front window, radiator, electric coal effect fire with surround, laminate flooring, understairs storage cupboard, ceiling point and the stairs leading to the first floor landing.

Dining Kitchen

4.65m(15'3") x 3.12m(10'3") A modern fully fitted kitchen with a range of wall and base units with complimentary worksurface, one and a half bowl sink unit with drainer, four ring gas hob with extractor unit above, electric oven, integrated dishwasher, breakfast bar, radiator, ceiling points and UPVC double glazed rear window .

Utility Room/ Rear Porch

UPVC double glazed rear window and back door , plumbed for washing machine, worksurface, shelves and ceiling point.

First Floor

Landing

Loft access and ceiling point.

Bedroom One

3.99m(13'1") x 2.59m(8'6") UPVC double glazed front window, radiator and ceiling point.

Bedroom Two

3.18m(10'5") x 2.59m(8'6") UPVC double glazed rear window, radiator, storage cupboard and ceiling point.

Bedroom Three

3.12m(10'3") x 1.96m(6'5") UPVC double glazed front window, radiator, storage cupboard housing the Combi boiler and ceiling point.

Shower Room

1.96m(6'5") x 1.68m(5'6") A modern three-piece white suite comprising of a walk-in shower unit with electric shower, low level WC, wash hand basin, chrome towel radiator, tiled walls, ceiling coving, ceiling point and UPVC double glazed rear window.

Outside

Garage

A single detached garage with manual up and over garage door, side door and power point and ceiling point.

Gardens & Parking

Front: Low maintenance paved garden with well established borders and shrubs.

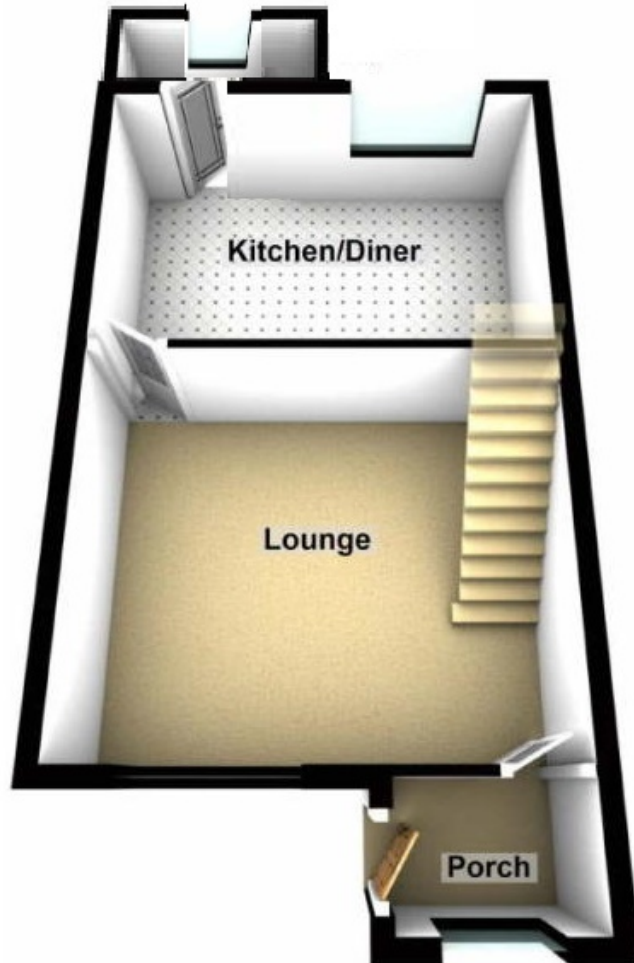
Rear: A flagged patio area, greenhouse, well established borders and shrubs, outside water tap, wooden shed and gated access to the side. Tarmac driveway for off road parking.



Floorplan

Ground Floor

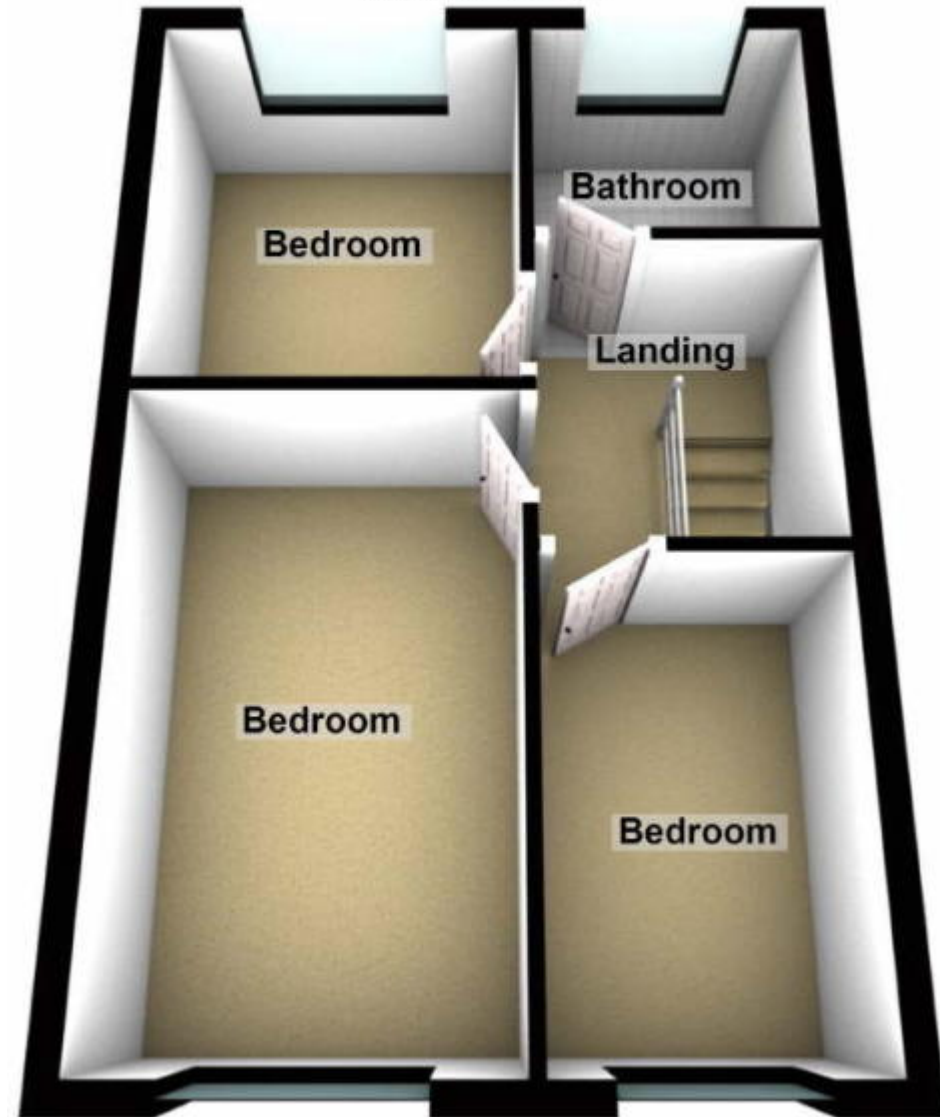
Approx. 382.5 sq. feet



Total area: approx. 740.9 sq. feet

First Floor

Approx. 358.4 sq. feet



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.