

£310,000  
Leasehold



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**Features**

- Stunning Contemporary Fitted Kitchen & Utility Room
- A Beautiful Three Bedroom Semi-Detached Family Home
- Entrance Hallway
- Spacious Lounge with Bay Fronted Window
- Dining Room
- Three Good Sized Bedrooms
- Modern Three Piece Bathroom
- Garage & Driveway for Off Road Parking
- Well Maintained Front & Large Rear Gardens with Patio Areas
- Cul-De-Sac Location in the Heart of Ramsbottom
- EPC Rating - D
- Viewing Highly Recommended and Strictly by Appointment Only

**Summary of Property**

**\*\* A STUNNING THREEE BEDROOM SEMI-DETACHED FAMILY HOME \*\* SUPERB MODERN KITCHEN & FAMILY BATHROOM \*\* UTILITY ROOM & GARAGE \*\* A SELECT CUL-DE-SAC IN RAMSBOTTOM \*\***A beautifully presented and well-proportioned family home, nestled in a peaceful cul-de-sac within a highly sought-after location in the heart of Ramsbottom. This property offers convenient access to a variety of amenities, including excellent schools, shops, Ramsbottom town centre, and transport links. Inside, the bright and spacious accommodation briefly comprises an inviting entrance hallway, a generous lounge with a bay window, a separate dining room, a modern fully fitted kitchen, a utility room, and an integral single garage. Upstairs, there are three well-sized bedrooms and a contemporary three-piece white family bathroom. Externally, the property features a driveway at the front leading to the garage, providing off-road parking. The rear garden is beautifully maintained, offering a lawn, private borders, and a paved patio area perfect for outdoor dining and relaxation. Additional benefits include gas central heating and uPVC double glazing throughout. Situated in a popular residential area, this home is ideal for a growing family looking to settle in a welcoming community. Viewing is highly recommended and strictly by appointment only via our Ramsbottom office. Mortgage advice is available.

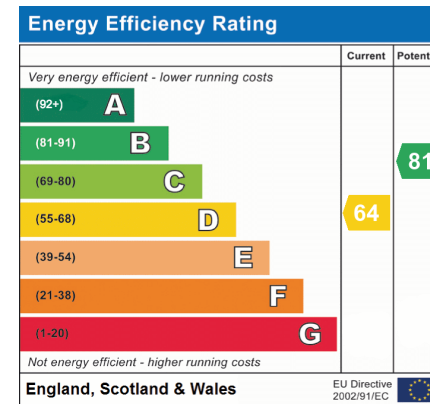
Tenure: Leasehold

Local Authority/Council Tax

Bury Council: C Annual Amount: £2034.48 Approx.

Flood Risk: Very Low

Broadband availability



**Local Authority**

Bury Council

Band C

Tax Band Amount: £2034.48

## Room Descriptions

### Ground Floor

#### Entrance Hallway

Composite double glazed front door, radiator, ceiling point and stairs leading to the first floor landing.

#### Lounge

UPVC double glazed bay window, electric fire, radiator, laminate flooring and ceiling point.

#### Dining Room

UPVC double glazed French patio doors to the rear, radiator, laminate flooring and ceiling point.

#### Kitchen

A modern range of wall and base with built in oven, hob, extractor, dishwasher. UPVC double glazed window and vinyl flooring.

#### Utility Room

UPVC double glazed window, UPVC double glazed back door to the garden, built in units and ceiling point.

### First Floor

#### Landing

UPVC double glazed side window, loft access and ceiling point.

#### Bedroom One

UPVC double glazed window, radiator, wardrobes and ceiling point.

#### Bedroom Two

UPVC double glazed window, radiator and ceiling point.

#### Bedroom Three

UPVC double glazed radiator and ceiling point.

#### Family Bathroom

A modern three piece white suite comprising a panel bath with mixer taps, shower above, low level w/c, wash hand basin with storage cupboard underneath, radiator, part tiled walls, ceiling spotlights and UPVC double glazed window.

### Outside

#### Garage

Integral single garage with manual up and over door.

#### Gardens & Parking

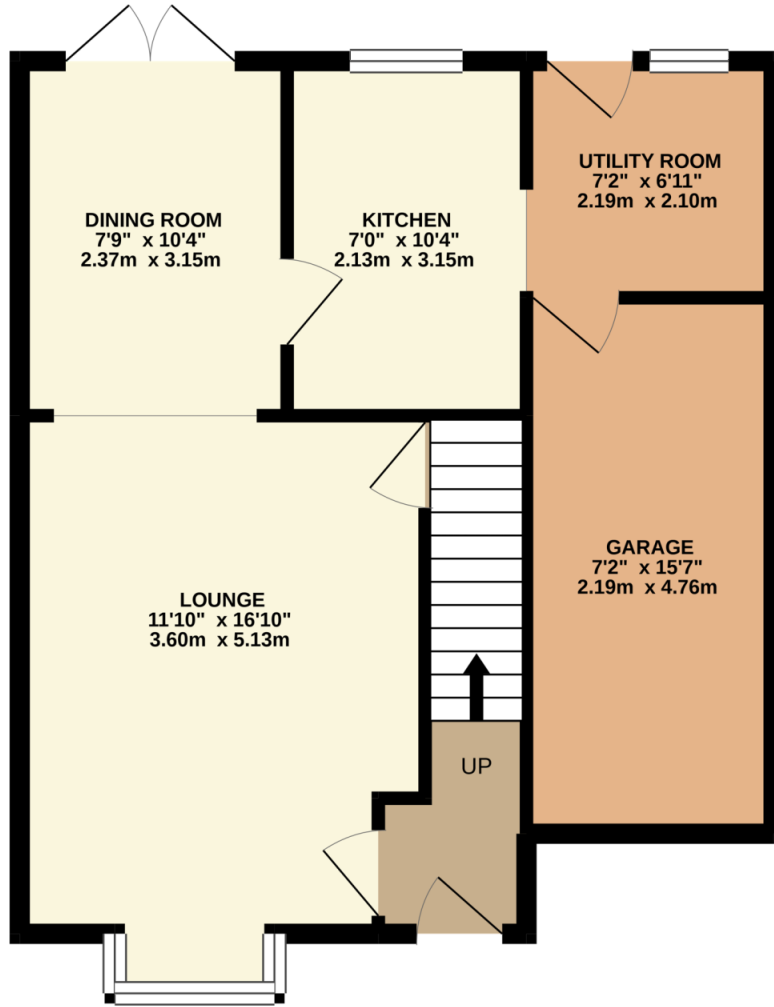
Front: Flagged driveway, lawn area with well established borders.

Rear: Large paved patio area, lawn area with well established borders and shrubs, wooden shed, water tap and fence panel surround.

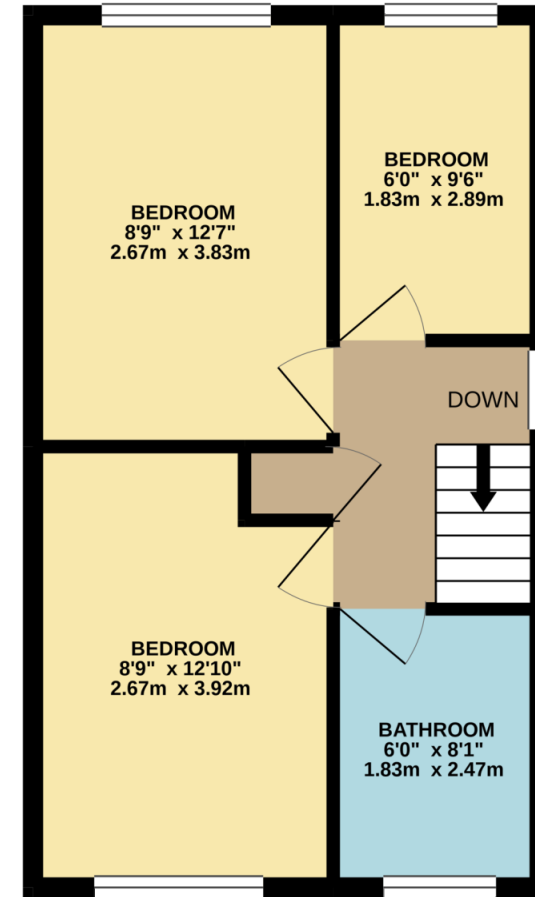


# Floorplan

GROUND FLOOR  
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.5 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 accuracy of the measurements shown have not been tested and no guarantee is given to their accuracy. Efficiency can be given.

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## 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.