

£295,000
Freehold



JON SIMON
ESTATE AGENTS

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Features

- Well-Presented Three Bedroom Semi-Detached Bungalow in Holcombe Brook
- Set on a Corner Plot, in a well sought after area
- Sold with No Onward Chain
- Two Detached Garages & Large Driveway
- Well maintained and private gardens to front and rear
- Front Porch & Side Porch
- Spacious Lounge & Dining Room
- Breakfast Kitchen
- Three Piece Family Bathroom
- Light & Airy Accommodation
- Close to all local amenities, transport links, countryside walks & parks
- Viewing Highly Recommended and Strictly by Appointment Only

Summary of Property

**** WELL PRESENTED, LIGHT & AIREY SPACIOUS SEMI-DETACHED THREE BEDROOM TRUE BUNGALOW ** EXCELLENT CORNER PLOT POSITION ** TWO GARAGES ** SOLD WITH NO ONWARD CHAIN **** A beautifully presented, traditionally built three-bedroom semi-detached true bungalow, situated in a highly sought-after residential area. Conveniently located within walking distance of local bus routes, shops, and schools, it also offers easy access to the motorway network for commuters. Positioned on a generous and level corner plot, the property benefits from gas-fired central heating and uPVC double glazing throughout. The well-appointed accommodation briefly comprises an entrance hall, a spacious living room with a feature fireplace, a separate dining room, a breakfast kitchen, two double bedrooms, a single bedroom, and a three-piece bathroom suite. Externally, the property boasts a well-maintained front lawn, a large paved side driveway providing ample off-road parking, two detached garages, and an enclosed rear garden. Offered for sale with vacant possession and no onward chain, this fantastic home is ready for its next owners. Viewing is highly recommended and strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

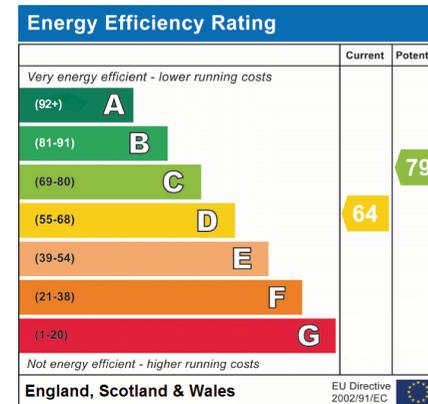
Local Authority/Council Tax

Bury Council: C Annual Amount: £2034.48 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 1000Mbps Upload: 1000Mbps



Local Authority

Bury Council
 Band C
 Tax Band Amount: £2034.48

Room Descriptions

Ground Floor

Entrance Porch

UPVC double glazed front door and windows, ceiling point.

Lounge

UPVC double glazed front window, radiators, coal effect fire with surround, meter cupboard, wall lights and ceiling coving.

Dining Room

UPVC double glazed windows, radiator and ceiling point.

Breakfast Kitchen

A range of wall and base units with complementary work surface, single bowl sink unit with drainer, four ring gas hob with extractor unit above, electric oven, plumbed for washing machine and dryer, radiator, breakfast bar, part tiled wall walls, ceiling point, UPVC double glazed side window.

Side Porch

UPVC double glazed side door and windows, radiator and ceiling point.

Inner Hallway

Loft access and ceiling point.

Bedroom One

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

Bedroom Two

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

Bedroom Three

UPVC double glazed rear window, radiator, Combi boiler and ceiling point.

Family Bathroom

A three-piece bathroom suite comprising of a panel bath with mixer taps, electric shower above, low level WC, wash hand basin, radiator, fully tiled walls, extractor unit, ceiling spotlights and UPVC double glazed window.

Outside

Garages

Two detached brick garages with manual up and over doors, ceiling points.

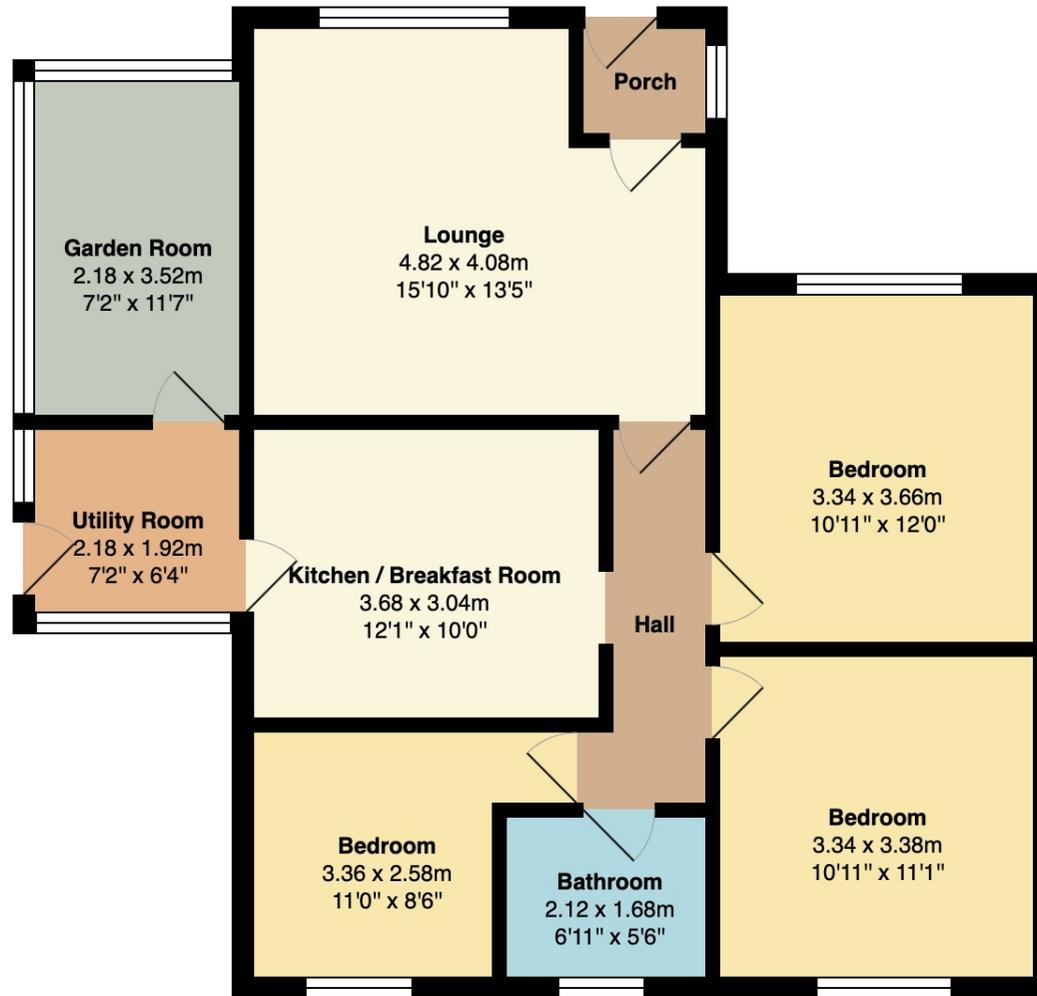
Gardens & Parking

Front: Large flagged driveway for several cars for off road parking. Flagged pathway, lawn garden with well established borders and shrubs and fence panels surround.

Rear: Flagged patio area, lawn area with well established boards and shrubs, fence panels surround..



Floorplan



Ground Floor

Area: 86.6 m² ... 932 ft²

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.

28, Bolton Road West, Ramsbottom, Bury, BL0 9ND 01706 489 966 ramsbottom@jonsimon.co.uk