

£285,000  
Freehold



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### Features

- STUNNING THREE/FOUR BEDROOM SEMI-DETACHED HOME ON SOUGHT AFTER SEDDONS FARM
- SPACIOUS LIVING ROOM
- SUPERB OPEN PLAN DINING KITCHEN WITH FRENCH PATIO DOORS
- MODERN THREE PIECE FAMILY BATHROOM
- PLAY ROOM/FOURTH BEDROOM
- MODERN DOWNSTAIRS SHOWER ROOM
- CUL-DE-SAC LOCATION
- FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- BLOCK PAVED DRIVEWAY FOR OFF ROAD PARKING
- WELL MAINTAINED FRONT AND REAR GARDENS
- VIEWING IS ESSENTIAL TO BE FULLY APPRECIATED

## Summary of Property

**\*\* STUNNING THREE/FOUR BEDROOM SEMI-DETACHED FAMILY HOME \*\* QUIET CUL-DE-SAC LOCATION \*\* MODERN DOWNSTAIRS SHOWER ROOM & FAMILY BATHROOM \*\*** This modern semi-detached home is located in a highly sought-after and convenient area, close to excellent schools, transport links, and local amenities. Thoughtfully upgraded, this charming family home features a spacious open-plan dining kitchen and a fantastic rear garden, ideal for families with children and pets. The property boasts several standout features, including a versatile downstairs bedroom/playroom, a contemporary open-plan dining area with a state-of-the-art kitchen, and a stylish ground-floor shower room. The accommodation briefly comprises an inviting entrance hallway, a generous lounge, a stunning open-plan dining kitchen with garden access, a second reception room/bedroom, and a modern downstairs shower room. Upstairs, the landing leads to three well-proportioned bedrooms and a beautifully designed three-piece shower room suite. Externally, the house has been fully K-rendered and benefits from a new roof. The front of the property features a low-maintenance garden with a block-paved driveway offering off-road parking and well-established shrubbery. The rear garden includes an AstroTurf lawn and a spacious stone-paved patio area, perfect for outdoor entertaining. Early viewing is highly recommended, strictly by appointment through our Ramsbottom office.

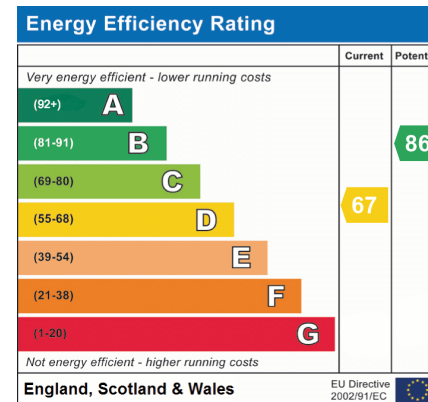
Tenure: Freehold

Local Authority/Council Tax

Rossendale Council: C Annual Amount: £2146.28 Approx.

Flood Risk: Very Low

Broadband availability



### Local Authority

Bury Council  
 Band C  
 Tax Band Amount: £2146.28

## Room Descriptions

### Ground Floor

#### Entrance Hallway

A composite double glazed front door, laminate flooring,, radiator, alarm pad, storage cupboards, ceiling spotlights and stairs leading to the first floor landing.

#### Lounge

UPVC double glazed front window, radiator, TV point and ceiling spotlights.

#### Open Plan Dining Kitchen

A super modern fitted kitchen with a range of wall and base units with complementary works surface, four ring gas hob with extractor above, electric oven, integrated microwave, fridge, freezer and dishwasher, plumbed for washing machine and dryer, single bowl sink unit with drainer, Combi boiler, parts tiled walls, laminate flooring, radiator, breakfast bar, ceiling spotlights, UPVC double glazed French patio doors and UPVC double glazed rear windows.

#### Play Room/Bedroom Four

UPVC double glazed front window, radiator and ceiling point.

#### Shower Room

A modern three-piece white suite comprising of a walk-in shower unit, low-level WC, wash hand basin with storage cupboard underneath, towel radiator, fully tiled walls and flooring, extractor unit ceiling spotlights and UPVC double glazed window.

### First Floor

#### Landing

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

#### Bedroom One

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

#### Bedroom Two

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

#### Bedroom Three

UPVC double glazed front window, radiator and ceiling points.

#### Family Bathroom

Modern three piece white suite comprising of a panel bath with mixer tap, shower above, glass shower screen, low level WC, wash hand basin with storage cupboard underneath, chrome towel radiator, extractor unit, fully tiled walls and flooring, ceiling spotlights and UPVC double glazed rear window.

#### Outside

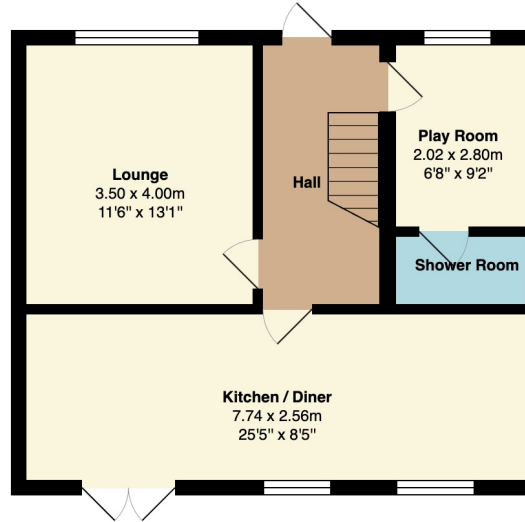
##### Gardens & Parking

Front: A block paved driveway for off road parking and low maintenance front garden with pebbles.

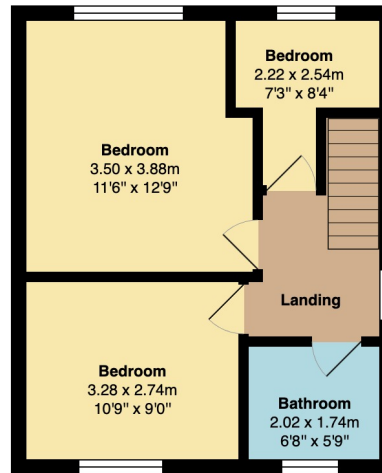
Rear: Low maintenance rear garden with flagged paved patio areas, Astroturf areas, borders and shrubs, external lighting and fence panel surround.



# Floorplan



**Ground Floor**  
Area: 52.0 m<sup>2</sup> ... 560 ft<sup>2</sup>



**First Floor**  
Area: 37.0 m<sup>2</sup> ... 398 ft<sup>2</sup>

Total Area: 89.0 m<sup>2</sup> ... 958 ft<sup>2</sup>

## 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.