



2 Bedroom Semi-Detached for Sale - Offers Over £200,000

Lomond Drive, Bury, BL8 1UL



KEY FEATURES

- MODERN SEMI-DETACHED PROPERTY • FULLY REFURBISHED THROUGHOUT • NEWLY FITTED KITCHEN WITH APPLIANCES • NEWLY FITTED MODERN BATHROOM • GAS CENTRAL HEATING/DOUBLE GLAZING • TWO BEDROOMS • NEW FLOORING THROUGHOUT • DRIVEWAY FOR OFF ROAD PARKING • LARGE REAR GARDEN WITH PATIO • SOLD WITH NO ONWARD CHAIN

Description

**** AN IMMACULATELY PRESENTED AND FULLY RENOVATED SEMI-DETACHED PROPERTY LOCATED IN A POPULAR AND SOUGHT AFTER LOCATION. AN IDEAL PURCHASE FOR THE FIRST TIME BUYER OR GROWING FAMILY ****

JH Sales and Lettings are delighted to receive instructions to offer for sale this truly immaculately presented semi-detached property, located on this popular development, close to local amenities and within easy reach of transport links. Having undergone a full programme of refurbishment throughout, the property is in "walk-in" condition and includes newly fitted kitchen and bathroom, complimented with a full redecoration and new flooring throughout.

Internal viewing of this property is an absolute 'must' to appreciate the quality of the refurbishment by the current owners who have strived to present the property to the high standard in which it is offered to the sales market. Prospective purchasers will be delighted with the quality, finish and attention to detail that the current owners have applied.

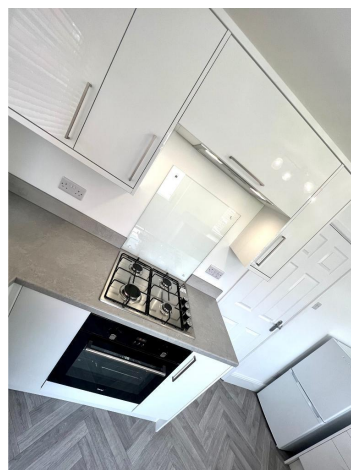
Benefitting from gas fired central heating and double glazing, the accommodation comprises of newly fitted composite door, opening to a good sized lounge with an open staircase to first floor. To the rear of the property is the light and airy newly fitted kitchen. With attention to detail, the kitchen comprises of a range of white gloss wall and base units, complimentary work surfaces and splashbacks, and modern fitted oven, hob and extractor. The kitchen also benefits from the fitting of a pleasant breakfast bar dining area, overlooking the rear garden and patio area.

To the first floor, the attention to detail continues onto hallway, leading to the two bedrooms with newly fitted carpets and decoration. The newly installed family bathroom, of a good size, comprises of a three piece suite comprising of low flush w.c, vanity sink unit and panelled bath with shower over. Finished with complimentary tiling and flooring.

Externally, to the front, the property has an open, laid to lawn garden area and a paved driveway for off road parking for two cars.

The property has a large fenced and private rear garden that is presented to a good standard with paved patio seating areas, and a large laid to lawn area with borders to three sides. The proportions of the rear garden present the possibility, subject to the necessary planning permission and building regulations, to extend to the rear of the property or to add an additional "garden room" should any prospective purchaser wish to explore these options.

Internal viewing of the property is a "must" and is now invited with contact with our Tottington office. The property is sold with no onward chain.



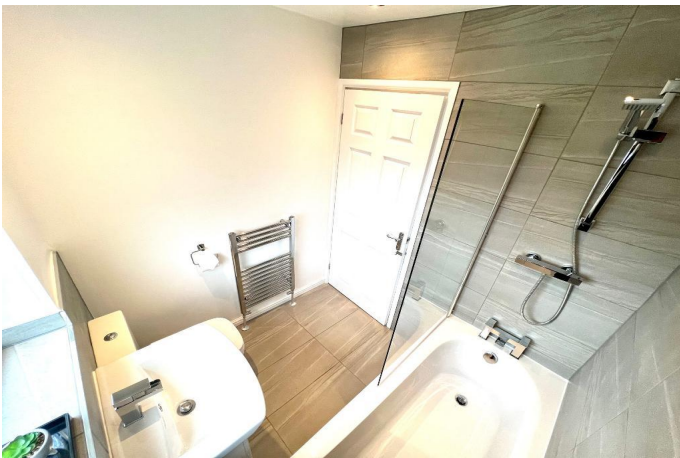
The property has an EPC rating of D.
The property has a council tax band rating of B.

ACCOMMODATION:

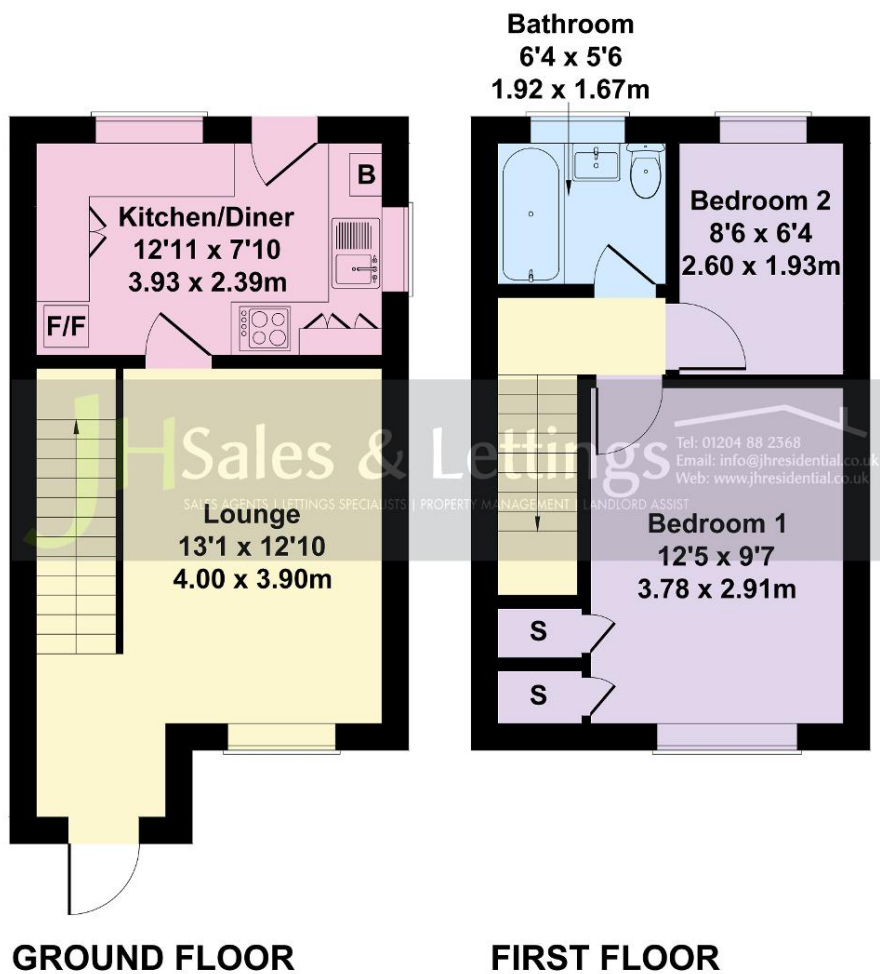
Lounge: 13'1 x 12'11 (4.00m x 3.93m)
Dining Kitchen: 12'11 x 7'10 (3.93m x 2.39m)
Bedroom 1: 12'5 x 9'7 (3.78m x 2.76m)
Bedroom 2: 8'6 x 6'4 (2.60m x 1.93m)
Bathroom: 6'4 x 5'6 (1.92m x 1.67m)

Fixtures and Fittings

All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases are advised to seek legal assistance to clarify the tenure, any boundaries or right of way prior to exchange of contracts.



Approximate Gross Internal Area
566 sq ft - 53 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		