

£350,000  
Leasehold



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## Features

- Three Bedroom Detached Family Home
- Not Overlooked at Rear - Woodland Views
- Sold With No Onward Chain
- Two Reception Rooms & Conservatory
- Entrance Hallway, Guest WC & Utility Room
- Gas Central Heated & Double Glazed Windows
- En Suite Bathroom & Family Bathroom
- Three Good Sized Bedrooms
- Garage, Driveway & Large Rear Garden
- Found On The Ever Popular Whittingham Drive Estate
- EPC Rating - C
- Viewing Highly Recommended and Strictly by Appointment Only

## Summary of Property

**\*\* NOT OVER LOOKED TO THE REAR - WOODLAND VIEWS \*\* TWO RECEPTION ROOMS & CONSERVATORY \*\* UTILITY ROOM & GUEST WC \*\*** Marlborough Close, Ramsbottom is a well presented, three bedroom detached house located on this highly sought after residential estate located within a short distance to the town centre and on to the motorway network and within walking distance of well regarded local schools, shops and businesses. The property has been well maintained by the original owner since it was built. Subject to the necessary consents, the plot also offers the potential to be extended, providing an opportunity to create additional accommodation.. The house has the usual benefits of gas fired central heating and is UPVC double glazed. The accommodation briefly comprises; entrance hallway with stairs to the first floor and generous WC/cloaks, living room, dining room, large conservatory, dining kitchen, utility room, first floor, three bedrooms (main fitted) with en suite bathroom and a family bathroom. Outside there is a large driveway and parking area leading to a garage and well maintained garden. To the rear there are enclosed garden which overlooks a woodland view, paved patio and lawned garden. **SOLD WITH NO ONWARD CHAIN.** Viewing is highly recommended to see this deceptively large property.

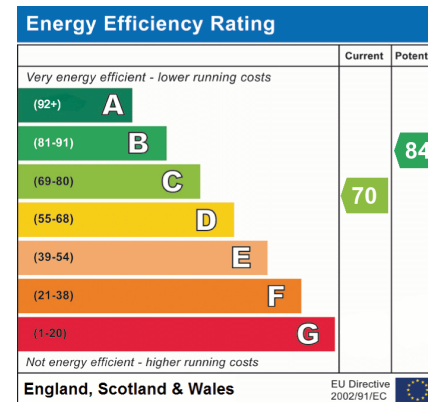
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: D Annual Amount:£2288.80 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 55Mbps Upload: 12Mbps

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



## Local Authority

Bury Council  
 Band D  
 Tax Band Amount: £2288.8

## Room Descriptions

### Ground Floor

#### Entrance Hallway

UPVC double glazed front window, radiator, ceiling coving, ceiling point and stairs leading to the first floor landing.

#### Guest WC

A two piece suite comprising of a low level WC, wash hand basin with storage cupboard underneath, radiator, parts tiled walls, ceiling point and UPVC double glazed front window.

#### Lounge

UPVC double glazed bay fronted window, radiators, coal effect gas fire with surround, ceiling coving and ceiling point.

#### Dining Room

Double glazed sliding patio doors, radiator, ceiling coving and ceiling point.

#### Conservatory

UPVC double glazed sliding patio door, UPVC double glazed windows, power points and ceiling fan.

#### Breakfast Kitchen

A fitted kitchen with a range of wall and base units with complementary worksurface, one and a half bowl sink unit with drainer, four ring gas hob with extract unit above, electric double oven, integrated fridge, plumbed for dishwasher, part tiled walls, radiator, breakfast bar, storage cupboard, tile walls, ceiling spotlights and UPVC double glazed rear window.

#### Utility Room

UPVC double glazed back door and window, radiator, base unit with complimentary worksurface, single bowl sink unit with drainer, plumbed for washing machine and dryer, part tiled walls, ceiling point, loft access and access into the garage.

### First Floor

#### Landing

Loft access, storage cupboard and ceiling point.

### Bedroom One

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

### En Suite Bathroom

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

### Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

### Bedroom Three

UPVC double glazed rear window, radiator and ceiling point.

### Family Bathroom

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

### Outside

#### Garage

A single garage with manual up and over garage door, combi boiler, power points, side window and ceiling point.

#### Gardens & Parking

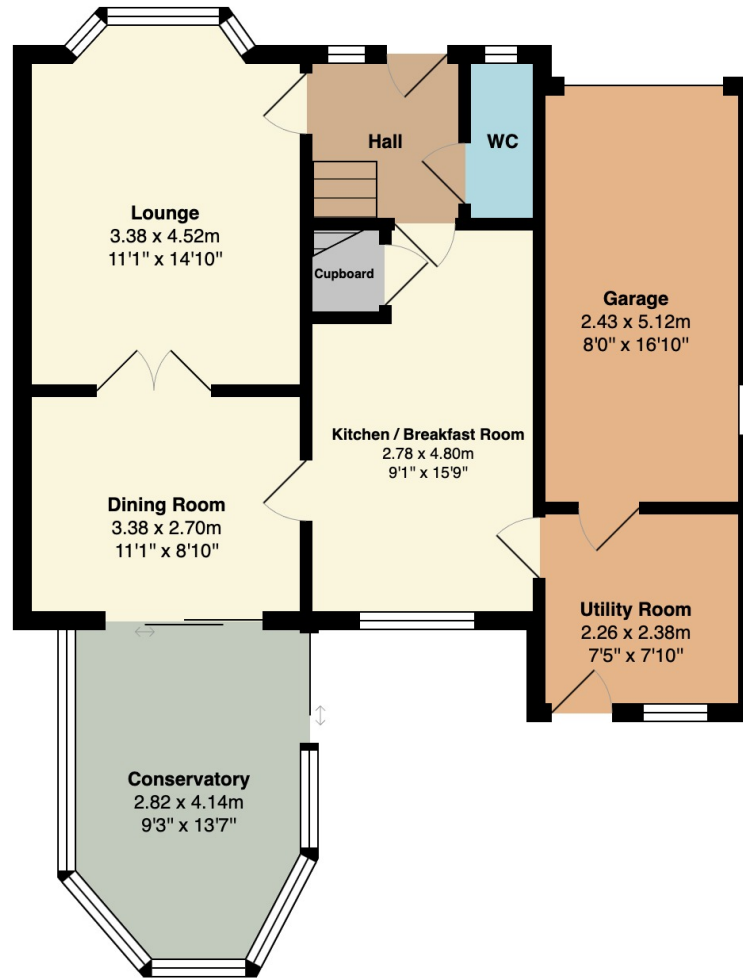
Front: Flagged driveway for several cars, well established shrubs.

Rear: A large flagged patio area, lawn area, well established shrubs, gated access to the side, outside water tap and fence panel surround.

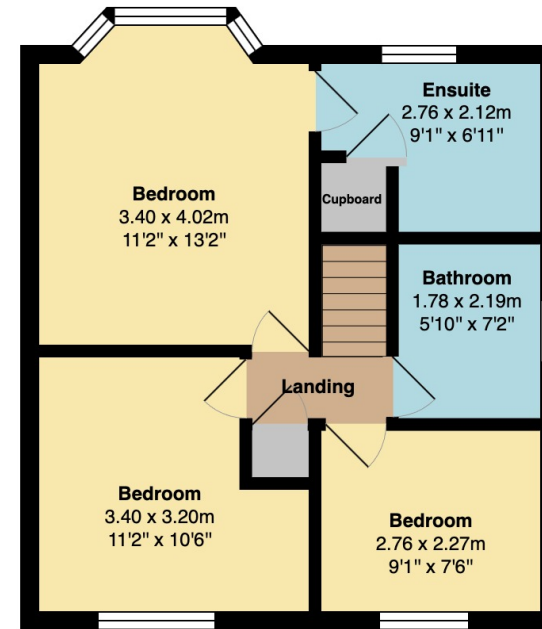
Woodland views to the rear.



# Floorplan



**Ground Floor**  
Area: 75.5 m<sup>2</sup> ... 813 ft<sup>2</sup>



**First Floor**  
Area: 44.5 m<sup>2</sup> ... 479 ft<sup>2</sup>

Total Area: 120.0 m<sup>2</sup> ... 1291 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.