

£529,950  
Leasehold



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**Features**

- A simply stunning bespoke five bedroom detached family home
- Spacious Lounge with Feature Fireplace
- Entrance Hallway & Guest WC
- tunning Open Plan Dining Kitchen With Appliances
- Fully Double Glazed and Gas Central Heating
- Double garage & large paved driveway for ample off road parking
- Private landscaped gardens to the rear with large patio area
- En- Suite Shower Room, Guest WC & Modern four piece family bathroom
- Situated on a sought after residential location on the Whittingham Drive Estate
- EPC Rating - D
- Viewing is highly recommended on this excellent property and is strictly by appointment only

**Summary of Property**

**\*\* OPEN PLAN DINING KITCHEN \*\* SOLD WITH NO ONWARD CAHIN \*\* EN-SUITE SHOWER ROOM, GUEST WC & FAMILY BATHROOM \*\*** Ripon Hall Avenue, Ramsbottom is a superbly presented, five bedroom detached house located in this highly regarded position within this popular residential development just off Whittingham Drive. The house is within walking distance of highly regarded local schools, the town centre and a short drive to the motorway network. The house has the usual benefits of gas fired central heating and is double glazed. The accommodation briefly comprises; entrance hall, living room, large open plan modern family kitchen with utility room, guests wc/cloaks and access into the double garage. First floor, generous landing area with gallery, five bedrooms and the main with a modern three piece en-suite shower room plus a modern family bathroom. Outside there is a lawned garden forecourt and a paved driveway leading to an integral double garage. To the rear there is a generously sized lawned garden with patio area and border of mature shrubs. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold

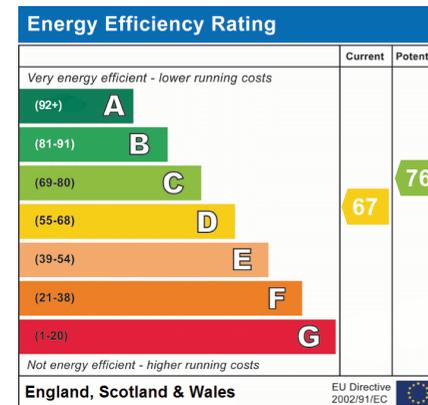
Local Authority/Council Tax

Bury Council: F Annual Amount:£3306.04 Approx.

Flood Risk: Very Low

Broadband availability

Superfast: Download: 75Mbps Upload: 20Mbps



**Local Authority**

Bury Council

Band F

Tax Band Amount: £3306.04

## Room Descriptions

### Ground Floor

#### Entrance Hallway

A double glazed composite front door, UPVC double glazed windows, radiator, alarm pad wood flooring, ceiling coving, ceiling points and stairs leading to the first floor landing.

#### Guest WC

A two piece white suite comprising of a low level WC, wash hand basin, radiator, part tiled walls, wood flooring, extractor unit, ceiling coving and ceiling point.

#### Lounge

UPVC double glazed front window, UPVC double glazed sliding patio door, coal effect gas fire with feature surround, radiator, wood flooring, TV ceiling coving and ceiling point

#### Open Plan Dining Kitchen

A modern range of wall and base units with complementary worksurface, 1 1/2 bowl sink unit with drainer, electric range cooker with five ring gas hob, extractor unit above, part tiled walls, integrated and freezer dishwasher, breakfast bar, town flooring, electric on the floor heating, radiators, ceiling spotlights, UPVC double glazed rear window, ceiling point and UPVC double glazed French patio doors.

#### Utility Room

A range of wall and base units with complementary worksurface, single bowl sink unit with drainer, plumbed for washing machine, radiator, tiled flooring, storage cupboard, ceiling covering, ceiling point, UPVC double glazed side window and composite double glazed stable back door.

### First Floor

#### Landing

Ceiling point, ceiling coving, storage cupboard and loft access.

#### Bedroom One

UPVC double glazed front and side windows, radiator, ceiling coving and ceiling point.

#### En-Suite Shower Room

A modern three piece suite comprising of a walk-in shower unit, low level WC, wash hand basin with storage drawer underneath, wall mounted mirror, chrome towel radiator, fully tiled walls and flooring, ceiling point, ceiling extractor unit and Velux window.

#### Bedroom Two

UPVC double glazed rear window, radiator, ceiling coving and ceiling point.

#### Bedroom Three

UPVC double glazed rear window, radiator, ceiling coving and ceiling point.

#### Bedroom Four

UPVC double glazed rear window, radiator, ceiling coving and ceiling point.

#### Bedroom Five

#### Family Bathroom

A modern four piece white suite comprising of a walk-in shower unit, towel bath with mixer tap, low level WC, wash hand basin with storage drawer, wall mount mirror, parts tiled walls, towel flooring, chrome towel radiator, extractor unit, ceiling point and UPVC double side window.

#### Outside

#### Double Garage

Double garage with electric up and over, power points, boiler, water tap, UPVC double glazed side window and timber frame side door.

#### Gardens & Parking

Front: Paved double driveway, lawn area with borders and shrubs.

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

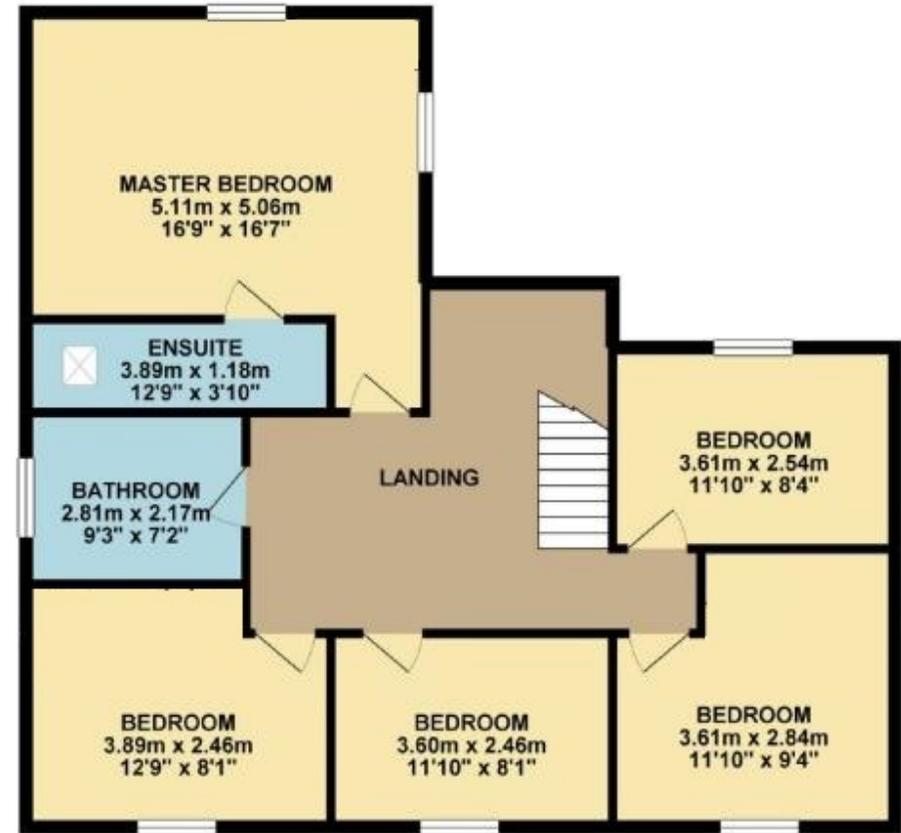


# Floorplan

GROUND FLOOR 90.69 sq. m.  
( 976.19 sq. ft. )



1ST FLOOR 91.08 sq. m.  
( 980.34 sq. ft. )



TOTAL FLOOR AREA : 181.77 sq. m. ( 1956.52 sq. ft. ) 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or 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.