

£410,000
Leasehold



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Features

- An extremely well presented four bedroom detached family home
- Entrance hallway, Guest WC & Utility Room
- Spacious Extended Lounge, Sitting room & Dining Room
- Superb fully fitted breakfast kitchen
- Fully double glazed and gas central heating
- Three good sized bedrooms on the first floor
- Three piece family bathroom
- Garden Room Perfect For Working From Home
- Flagged driveway, Well maintained front & rear gardens
- EPC Rating - C
- Sought After & Much Desired Residential Area in Ramsbottom
- Viewing is highly recommended on this excellent property and is strictly by appointment only

Summary of Property

**** A MUST SEE PROPERTY ** A STUNNING THREE/FOUR BEDROOM PROFESSIONALLY EXTENDED, DETACHED FAMILY HOME, BOASTING AN ENVIABLE POSITION JUST OFF WHITTINGHAM DRIVE ** GARDEN ROOM IDEAL FOR WORKING FROM HOME **** Well presented, spacious family home, set on a popular residential development in the heart of Ramsbottom! There are a range of amenities within walking distance including popular schools, shops, restaurants and country walks with great transport links and the motorway network. This property was a four bedroomed home, however the current vendors re-configured the layout to create three large bedrooms to the first floor.

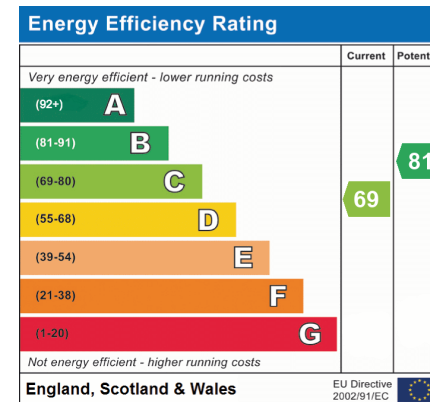
Internally the house is light and spacious throughout, the accommodation briefly comprises of entrance hall, extended lounge with feature log burning stove, dining room, breakfast kitchen with integrated appliances, utility room, guest wc and converted garage which can be used for a sitting room or fourth bedroom. On the first floor there are three large double bedrooms, the main which has fitted furniture are serviced by the three piece family bathroom. Outside, the private grounds are made of a large driveway to the front allowing off road parking for multiple vehicles. The rear garden is the perfect entertaining space with paved and decked patio areas enjoying full sun from sunrise to sunset, lawn and mature planted borders retaining the privacy. A detached garden room offers the perfect setting for a home office, allowing a clear separation between work and home life.

Viewing comes highly recommended to fully appreciate the accommodation on offer via our Ramsbottom office.

Tenure: Leasehold, Lease Term: 999 years, Lease end date: 2989 - £85PA

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

Flood Risk: Very Low



Local Authority

Bury Council

Band D

Tax Band Amount: £2288.8

Room Descriptions

Ground Floor

Entrance Hallway

UPVC double glazed front door, laminate flooring, ceiling point and stairs leading to the first floor landing.

Lounge

UPVC double glazed French patio doors, UPVC double glazed windows, two Velux windows, radiator, laminate flooring and ceiling spotlights. Log burning stove - open with the kitchen

Dining Room

UPVC double glazed front window, radiator, laminate flooring, ceiling coving and ceiling point.

Bedroom Four / Sitting Room

Breakfast Kitchen

A modern range of wall and base units with complementary worksurface, electric cooker with five ring gas hob, extractor unit above, one and a half bowl sink unit with drainer, integrated dishwasher, American style fridge and freezer, breakfast bar, radiator, ceiling spotlights, laminate flooring and log burning stove - open with the lounge.

Utility Room

Range of wall units with complementary worksurface plumbed for washing machine and dryer, radiator, laminate flooring, spotlights and UPVC double glazed back door.

Guest WC

A two piece white suite comprising of a low level WC, wash hand basin, radiator, laminate flooring, part tiled walls, ceiling point and UPVC double glazed rear window.

First Floor

Landing

Loft access, storage cupboard and ceiling spotlights.

Bedroom One

UPVC double glazed front and windows, radiator, fitted wardrobes and units, laminate flooring and ceiling spotlights.

Bedroom Two

UPVC double glazed front windows, radiator, storage cupboard, laminate flooring and ceiling light.

Bedroom Three

UPVC double glazed rear window, radiator, laminate flooring and ceiling point.

Family Bathroom

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

Outside

Garden Office

UPVC double glazed door and windows, power points, Wi-Fi access, laminate flooring and ceiling lights.

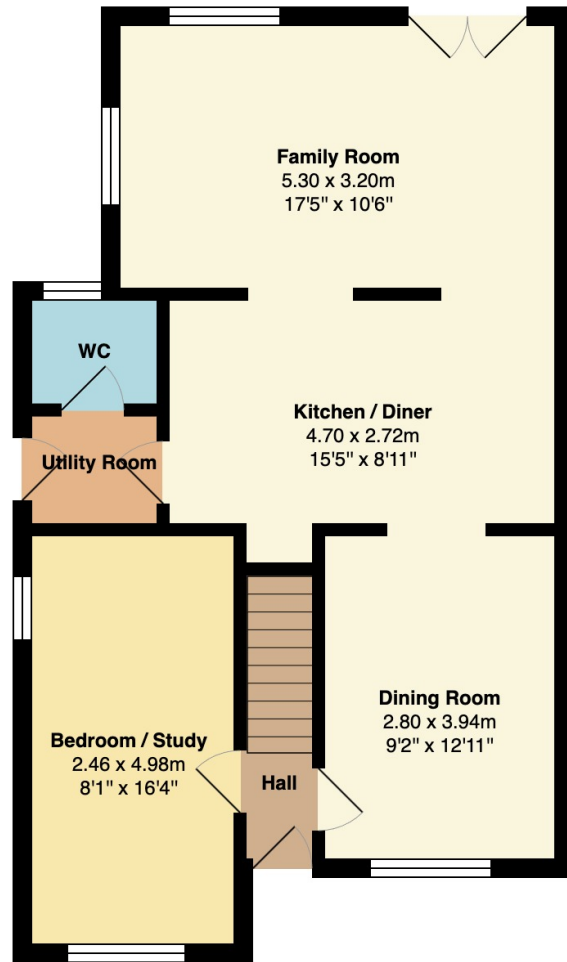
Gardens & Parking

Front: Flagged driveway, lawn area with well established borders and shrubs. EV charging point.

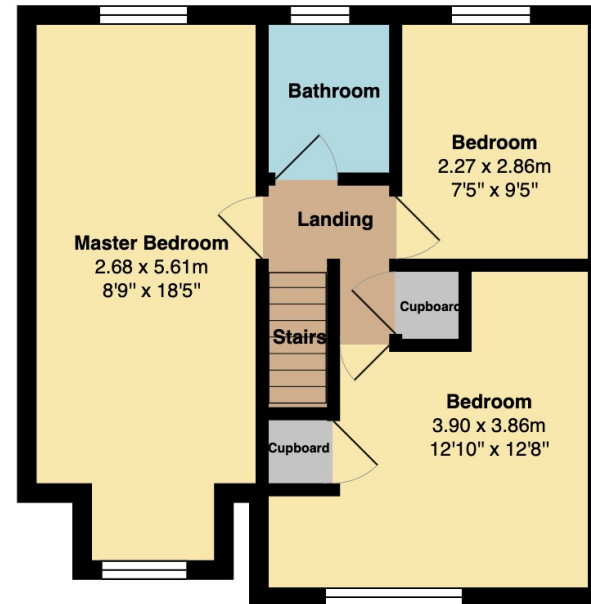
Rear: A large decked patio area, lawn area, paved patio area, wood store, gate access to side and fence panel surround.



Floorplan



Ground Floor
Area: 63.9 m² ... 688 ft²



First Floor
Area: 44.1 m² ... 475 ft²

Total Area: 108.0 m² ... 1163 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.