

£495,000
Leasehold



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Features

- A simply stunning bespoke four bedroom extended detached family home on a cul-de-sac
- Stunning bespoke open plan fitted dining kitchen with appliances
- Spacious Lounge with feature fire & Office
- Large extended sitting room and playroom
- Guest WC, Large Entrance Hallway & Utility room
- Not overlooked at the rear with woodland views
- Large Corner Plot
- Two En-Suite Shower Rooms & Family Bathroom
- Fully double glazed and gas central heating
- Block paved double driveway
- Impressive rear garden with large patio area
- Viewing highly recommended and strictly by appointment only

Summary of Property

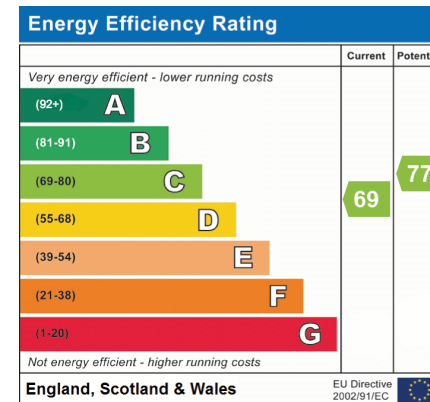
**** SOUGHT AFTER LOCATION ** A INDIVIDUAL FOUR BEDROOM EXTENDED DETACHED FAMILY HOME ** LARGE CORNER PLOT ** IMPRESSIVE REAR GARDEN WITH WOODLAND VIEWS **** Marlborough Close is a beautifully presented and spacious four-bedroom extended family home, situated in a sought-after residential development in the heart of Ramsbottom. Nestled at the end of a quiet cul-de-sac on a desirable plot, it boasts a generous rear garden. Impeccably maintained by the current owners, this home is perfect for a growing family looking to upsize. The stylish interior features neutral tones, creating a warm and inviting atmosphere. Benefiting from gas-fired central heating and UPVC double glazing, the bright and airy layout includes a large entrance hallway, a spacious lounge with a feature wall-mounted fire, an extended sitting room and playroom with patio doors opening onto the garden, a superb open-plan dining kitchen with integrated appliances, an office, a utility room, and a guest WC. Upstairs, there are four well-proportioned bedrooms, two with en-suite shower rooms, along with a modern three-piece family bathroom. Outside, a wide block-paved driveway provides ample off-road parking, while the low-maintenance front garden and well-kept, secluded rear garden—featuring a paved patio area with views over woodland—offer plenty of outdoor space. Conveniently located within walking distance of excellent schools, shops, restaurants, scenic country walks, and major transport links, this home is a must-see. Viewing is highly recommended and strictly by appointment through our Ramsbottom office.

Tenure: Leasehold

Local Authority/Council Tax: Bury Council: E Annual Amount: £2797.41 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 1000Mbps Upload: 1000Mbps



Local Authority

Bury Council
 Band E
 Tax Band Amount: £2797.41

Room Descriptions

Ground Floor

Entrance Hallway

A composite double glazed front door, UPVC double glazed windows, radiators, ceiling coving, ceiling point and stairs leading to the first floor landing.

Downstairs WC

A modern two-piece white suite comprising of a low-level WC, wash hand basin, ceiling coving, ceiling spotlights and UPVC double glazed window.

Lounge

UPVC Double glazed bay fronted window, modern built-in electric fire, radiator, TV point, ceiling spotlights and double doors leading into the kitchen.

Sitting Room

UPVC double glazed French patio doors, UPVC double glazed windows, coal effect gas fire with feature surround, radiators, TV point, and ceiling points.

Office

UPVC double glazed window, radiator, tiled flooring, cupboard housing the Combi boiler, ceiling coving and ceiling spotlights.

Open Plan Dining Kitchen

Modern fully fitted kitchen with a range of wall and base units, complementary work surface, four ring induction hob with extractor unit above, integrated microwave, fridge and freezer, electric oven and dishwasher, one and a half bowl sink unit with Quooker hot water tap, radiator, TV point, ceiling spotlights and ceiling point. UPVC double glazed window and storage cupboard

Utility Room

A modern range of wall and base units with complimentary worksurface, single bowl sink unit with drainer, plumbed for washing machine and dryer, tiled flooring, radiator, loft access, ceiling spotlights, UPVC double glazed window and UPVC double glazed back door.

First Floor

Landing

Storage cupboard and ceiling points.

Bedroom One

UPVC double glazed French patio doors, UPVC double glazed window, radiator, TV point, wardrobes and ceiling spotlights.

En-Suite Shower Room

A modern three-piece white suite comprising of a walk-in shower unit, low level WC, wash hand basin, chrome towel radiator, fully tiled walls and flooring, shaver point, wall cabinet, extractor unit and ceiling spotlights.

Bedroom Two

UPVC double glazed bay fronted window, radiator, wardrobes, ceiling coving, TV point and ceiling point.

En-Suite Shower Room

A four piece white suite comprising of a walk-in shower unit, low level WC, bidet, wash hand basin, radiator, fully tiled walls and flooring, ceiling spotlights and UPVC double glazed window.

Bedroom Three

UPVC double glazed front window, radiator and ceiling point.

Bedroom Four

UPVC double glazed window, radiator and ceiling point.

Family Bathroom

Three-piece white suite comprising of a freestanding roll top bath with mixer taps, low level WC, wash hand basin, fully tiled flooring and walls, ceiling spotlights and UPVC double glazed window.

Outside

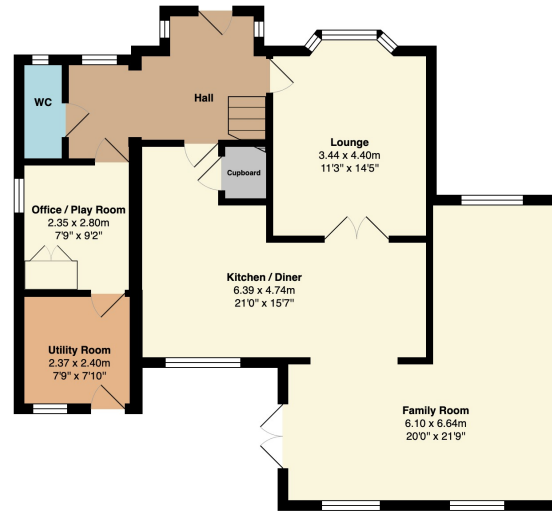
Gardens & Parking

Front: Large block paved driveway for off road parking, well established borders and shrubs.

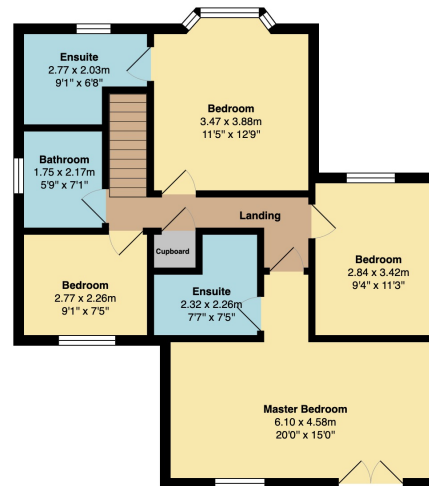
Rear: A large tiled patio area, lawn area with borders and shrubs, outside water tap, gated access to both sides and rear. Fence panel surround.



Floorplan



Ground Floor
Area: 95.4 m² ... 1027 ft²



First Floor
Area: 73.9 m² ... 795 ft²

Total Area: 169.3 m² ... 1822 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.

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