

£475,000
Leasehold



JON SIMON
ESTATE AGENTS

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Features

- A beautiful five bedroom detached family home with stunning rear views
- Stunning Open Plan Dining Kitchen & Sitting Room With Patio Doors
- A three piece white family bathroom & Shower room
- Single garage & Driveway for several cars
- Stunning open views over local countryside to the rear
- Close to all local amenities and transport links
- Quiet residential location
- Utility room & Entrance hallway
- Beautiful garden to the rear with large decked patio area
- Viewing is a must to appreciate the size and condition of this property

Summary of Property

**** AN IMPRESSIVELY SIZED FIVE BEDROOMED PROPERTY WITH STUNNING VIEWS TO THE REAR ** LARGE COMPOSITE DECKED PATIO AREA ** CONTEMPORARY INTERIOR ** BEAUTIFULLY FINISHED ** MUST SEE! **** We're thrilled to present this stunning five-bedroom family home to the market with stunning rear views. Perfectly positioned in a highly sought-after area of Ramsbottom, this property is conveniently located close to the town centre, well-regarded schools, local amenities, and excellent commuter links — making it an ideal home for a growing family. This spacious property boasts five double bedrooms, an extended modern kitchen with an open-plan dining and sitting area, a recently refurbished four-piece bathroom suite, and an enclosed rear garden. There's also off-road parking to the front of the home.

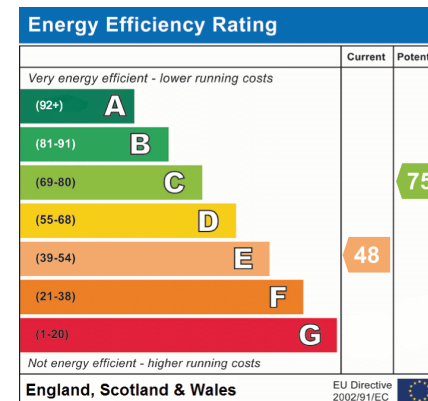
The property briefly comprises: a welcoming entrance hallway leading to the first floor and lower ground floor, with doors providing access to three bedrooms, the bright living room, and the four-piece bathroom. On the lower ground floor, you'll find a contemporary open-plan fitted kitchen and dining area, complemented by a stylish sitting room. The kitchen features sleek wall and base units, with access to the garage, utility room, and sliding doors opening to the rear garden. Upstairs, the first-floor landing leads to two additional double bedrooms, two storage cupboards, and a modern three-piece shower room.

Externally, the front of the property offers a lawned garden, off-road parking, and garage access. The enclosed rear garden is well maintained, featuring a lawn, mature shrubs, a spacious decked patio area, and newly installed fencing. Viewings are highly recommended and are strictly by appointment through our Ramsbottom office.

Tenure: Leasehold - £20 a year

Local Authority/Council Tax: Rossendale Council: D - Annual Amount: £2420.58 Approx.

Flood Risk: Very Low



Local Authority

Rossendale Council

Band D

Tax Band Amount: £2420.58

Room Descriptions

Ground Floor

Entrance

Enter via a composite front door leading to the hall.

Hallway

4.98m x 3.71m (16'04 x 12'02) - UPVC double glazed frosted window, central heating radiator, smoke alarm, spotlights, wood flooring, stairs to lower ground floor and first floor, doors leading to three bedrooms, bathroom and living room.

Living Room

5.49m x 3.38m (18 x 11'01) - UPVC double glazed window, central heating radiator, wood flooring, television point.

Bedroom Three

3.73m x 3.40m (12'03 x 11'02) - UPVC double glazed window, central heating radiator.

Bedroom Four

3.78m x 3.07m (12'05 x 10'01) - Two UPVC double glazed window, central heating radiator, smoke alarm.

Bedroom Five

2.13m x 3.81m (7 x 12'06) - UPVC double glazed window, central heating radiator.

Family Bathroom

2.74m x 1.98m (9'00 x 6'06) - UPVC double glazed frosted window, central heating towel radiator, four piece suite, dual flush WC, vanity top wash basin with mixer taps, panel bath mixer taps, main feed rainfall head shower with rinse head, tiled elevations, tiled effect flooring, spotlights

Lower Ground Floor

Open Plan Dining Kitchen & Sitting Room

Kitchen - 8.08m x 3.68m (26'06 x 12'01) Sitting Area - 4.24m x 3.18m (13'9 x 10'4) - Central heating radiator, gloss wall and

base units, wood effect worktops, composite sink and drainers with mixer taps, Zanussi oven, induction hob, extractor hood, space for fridge/freezer, built in dish washer, plumbing for washing machine, part tiled elevations, wood floor, doors to garage, storage room, spotlights, UPVC double glazed sliding door to rear garden and rear window.

Utility Room

3.63m x 2.08m (11'11 x 6'10) - Baxi Combi boiler, fuse box, electric gas meter. Base units and complementary work surface.

First Floor

Bedroom One

3.99m x 3.07m (13'01 x 10'01) - UPVC double glazed window, central heating radiator.

Bedroom Two

4.34m x 3.84m (14'03 x 12'07) - UPVC double glazed window, central heating radiator, access to eaves.

Shower Room

1.98m x 1.70m (6'06 x 5'07) - UPVC double glazed frosted window, three piece suite, dual flush WC, pedestal wash basin with mixer taps, main feed rainfall head shower with rinse head, partially cladded elevations, tiled effect flooring.

Outside

Garage

9.50m x 3.38m (31'02 x 11'01) - UPVC double glazed window, central heating radiator, up-and-over garage door.

Gardens

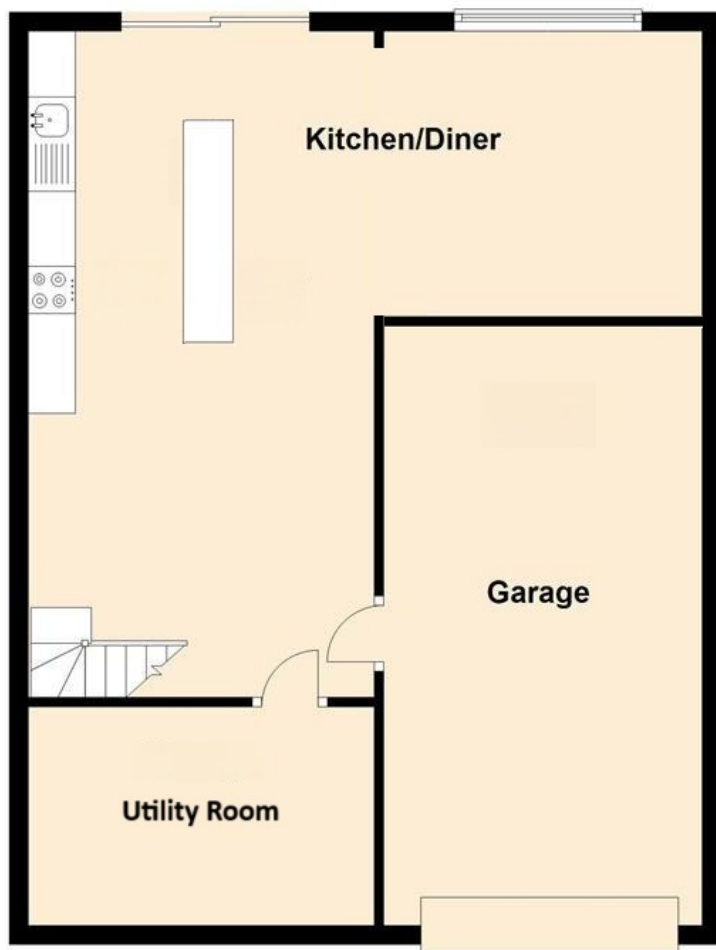
Front: To the front of the property there is a laid to lawn garden with off road parking and access to the garage.

Rear: To the rear of the property there is an well maintained enclosed garden with a laid to lawn area, mature shrubs and a paved patio. Additionally large decked patio area ideal for entertaining.



Floorplan

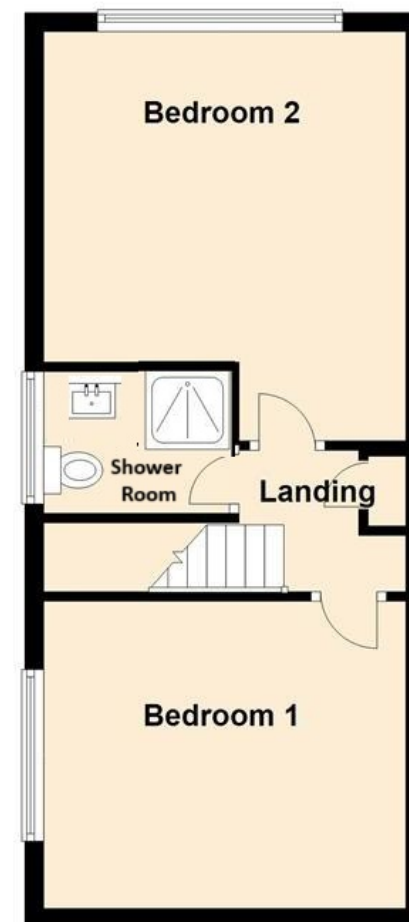
Basement



Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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.

28, Bolton Road West, Ramsbottom, Bury, BL0 9ND 01706 489 966 ramsbottom@jonsimon.co.uk