

£500,000
Leasehold



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Features

- A simply stunning bespoke four double bedroom extended detached family home on a cul-de-sac
- Stunning bespoke open plan fitted sitting room, dining kitchen with appliances
- Spacious Lounge with feature log burner
- Guest WC, Large Entrance Hallway & Utility room
- Not overlooked at the rear with woodland views
- Two En-Suite Shower Rooms & Family Bathroom
- Fully double glazed and gas central heating
- Bright & Airy Accommodation with Modern Decor
- Block paved double driveway leading to a single garage
- Impressive south facing rear garden with large patio areas
- Viewing highly recommended and strictly by appointment only

Summary of Property

**** SOUGHT AFTER LOCATION ** A INDIVIDUAL FOUR DOUBLE BEDROOM EXTENDED DETACHED FAMILY HOME ** STUNNING OPEN PLAN SITTING ROOM DINING ROOM & KITCHEN ** IMPRESSIVE REAR GARDEN WITH WOODLAND VIEWS **** Marlborough Close is a beautifully presented and spacious four double 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 which faces south meaning you have the sun all day long. 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 log burning stove, a superb open-plan kitchen with integrated appliances, sitting room and dining room, a utility room, and a modern guest WC. Upstairs, there are four well-proportioned double bedrooms, two with modern en-suite shower rooms, along with a modern three-piece family bathroom. Outside, a wide block-paved driveway provides ample off-road parking and garage, while the low-maintenance front garden and beautifully kept, secluded rear garden, featuring a paved patio areas and pergola 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: £3122.96 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 2000Mbps Upload: 2000Mbps

Mobile Coverage: EE - Good outdoor, variable in-home, Vodafone - Good outdoor, variable in-home, Three - Good outdoor, variable in-home

Local Authority

Bury Council

Band E

Tax Band Amount: £3122.96

Room Descriptions

Entrance Hallway

Composite double glazed front radiator, LVT wood effect flooring in hallway and kitchen, ceiling point and stairs leading.

Ground Floor

Guest WC

A modern two-piece white suite comprising of a low-level WC, wash hand basin, radiator, part tiled walls, LVT wood effect flooring, wall mounted mirror, ceiling point and UPVC double glazed front window.

Lounge

UPVC double glazed bay fronted window, UPVC double glazed side window, feature log burning stove, radiators, TV point, wall lights, ceiling coving and ceiling point.

Stunning Open Plan Sitting Room, Dining Room & Kitchen

A superb fitted kitchen with a wide range of wall and base units with granite worktops, five ring gas hob with retractable downdraft hood, integrated electric oven, warming drawer, microwave and Combi oven, dishwasher, American style fridge and freezer, breakfast bar, part tiled walls, two bowl sink unit with mixer tap, LED lighting, under the unit lighting, feature lighting, ceiling spotlights, air-conditioning unit, radiators, two Velux windows, UPVC double glazed rear window, two aluminium bi-folding patio doors with built-in blinds, TV point and LVT wood effect flooring.

Utility Room

A modern range of wall and base units with complimentary granite worksurface, single bowl sink unit with mixer tap, plumbed for washing machine and dryer, part tiled walls, ceiling spotlights and access to the garage.

First Floor

Landing

Loft access, storage cupboard and ceiling point

Bedroom One

Two UPVC double glazed front windows, radiator and ceiling spotlights.

En-Suite Bathroom

Modern three-piece white bathroom suite comprising of a bath with mixer tap with showerhead above, glass shower screen, low-level WC, wash hand basin with storage cupboard underneath, radiator, extractor unit, ceiling spotlights and UPVC double glazed side window.

Bedroom Two

Two UPVC double glazed rear windows, radiators, fitted wardrobes, laminate flooring and ceiling points.

En-Suite Shower Room

A modern three-piece white suite comprising of a large walk-in shower unit, wash and basin, low-level WC, chrome town radiator, fully tiled walls, extractor unit, ceiling spotlights and UPVC double glazed window.

Bedroom Three

Two UPVC double glazed front windows, radiators, built-in wardrobes, wall lights and ceiling point.

Bedroom Four

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

Family Bathroom

A modern three-piece white bathroom suite comprising of a P-shaped bath with mixer tap shower head above, glass shower screen, low level WC, wash hand basin, chrome radiator, storage cupboards, fully tiled walls and floor, wall mounted electric mirror, extractor unit and ceiling spotlight.

Outside

Garage

Manual up and over garage door, Combi boiler, power points and ceiling point.

Garden and Parking

Front: Block paved driveway, well maintained lawn area with borders and shrubs.

Rear: Large Indian stone paved patio areas, vegetable patch, water feature, lawn area with well maintained borders and shrubs, fruit tree, greenhouse, dry stone wall, fence panel surround, gates access to the rear. Fantastic woodland views. Outside lighting and pergola.



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.