

£400,000
Freehold



JON SIMON
ESTATE AGENTS

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Features

- A Large Extended Four Bedroom Detached Family Home
- Spacious Lounge & Separate Sitting Room
- Modern Open Plan Dining Kitchen & Utility Room
- Conservatory Extension
- Bright & Airy Accommodation
- Entrance Hallway & Guest WC
- Three Piece Family Bathroom & En-Suite Shower Room
- Large Block Paved Driveway for several cars
- Situated on a extremely popular estate in Ramsbottom
- EPC Rating - C
- Well maintained front and rear gardens with patio area
- Viewing highly recommended and strictly by appointment only

Summary of Property

**** A LARGE FOUR BEDROOM EXTENDED DETACHED FAMIL HOME ** OPEN PLAN DINING KITCHEN ** PERFECT FAMILY HOME ** CUL-DE-SAC LOCATION **** A substantial detached family home in the heart of Ramsbottom on the very popular Whittingham Drive estate. This hugely impressive and heavily extended property sits on a large plot and has tons of space internally to take advantage of. The property benefits from four bedrooms, a conservatory plus a converted garage currently being used as a sitting room which also incorporates a guest WC. Internally flowing with neutral and modern decor, the property is ready to move into and enjoy from day one and we think it would be perfect for a family to enjoy for years to come.

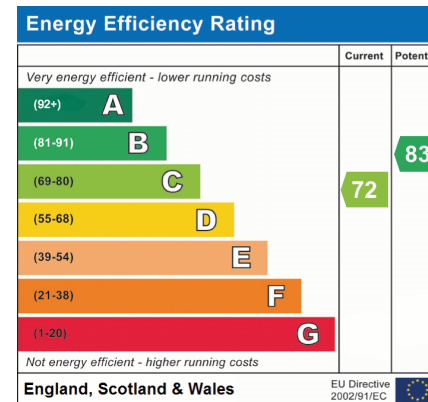
The property is located in a quiet and well regarded cul-de-sac popular with families. Ramsbottom village is within walking distance where you'll find a good selection of pubs, bars, restaurants and cafes. There's also great links to Manchester and beyond for those that need to commute.

The accommodation briefly comprises; entrance hallway with a door leading to a bright and airy lounge. Adjacent is a spacious open plan kitchen/dining area which accommodates a dining table. The kitchen provides access to a conservatory to the rear. A door from the hall leads to another reception room which is a converted garage. A door leads to an inner hall where there's a WC and a utility room to the rear. Take the stairs to the first floor are you'll find four good sized bedrooms, an en-suite shower room to main bedroom plus a family bathroom suite. Viewing is highly recommend and is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax

Bury Council: D Annual Amount:£2179.56 Approx.



Local Authority

Bury Council
Band D
Tax Band Amount: £2179.56

Room Descriptions

Ground Floor

Entrance Hallway

The front double glazed entrance door opens to the hall, with the staircase leading up to the first floor landing and doors to the living room and the converted garage.

Guest WC

Comprising a push-button WC, a wash hand basin, an obscure side aspect double glazed window, tiled flooring and partly tiled walls.

Lounge

Offering generous space for furniture with a front aspect double glazed window, carpeted flooring, exposed ceiling beams and a set of French wooden doors with glass insets to the kitchen/dining room.

Sitting Room

Providing ample space for furniture to suit a range of uses as a study, gym, reception room or additional bedroom, with a front aspect double glazed window, wood laminate flooring, ceiling spotlights and a built-in storage cupboard.

Conservatory

Bright room with space for furniture to suit a range of uses, with multiple side and rear aspect double glazed windows, obscure roof windows, tiled flooring and a door to the rear garden.

Open Plan Dining Kitchen

The kitchen is fitted with a good range of wall and base units with complementing worktops, a breakfast bar, an inset one and a half stainless steel sink basin with a drainer and mixer tap, an integrated dishwasher, electric oven, countertop gas hob and overhead extractor hood, a rear aspect double glazed window, tiled flooring and splashbacks and a door to the inner hall. The dining area has space for a good sized dining table and chairs with carpeted flooring and a sliding double glazed door opening into the conservatory.

Utility room

Fitted with a range of wall and base units, worktops and tiling to match the kitchen with an inset stainless steel sink basin with a drainer and mixer tap, with space and plumbing for appliances, a rear aspect double glazed window and a double glazed door to the rear garden.

First Floor

Landing

With carpeted flooring, a storage cupboard and doors to the bedrooms and the family bathroom.

Bedroom One

Spacious double sized bedroom with a front aspect double glazed window, carpeted flooring, a built-in wardrobe and a door to the en-suite shower room.

En Suite Shower Room

Tiled suite comprising a WC, a countertop fitted wash hand basin with a mirror and spotlight above, an inset step-in shower and an obscure front aspect double glazed window.

Bedroom Two

Double sized bedroom with a rear aspect double glazed window, carpeted flooring and a built-in wardrobe.

Bedroom Three

Double sized bedroom with a front aspect double glazed window and carpeted flooring.

Bedroom Four

Single sized bedroom with a rear aspect double glazed window, carpeted flooring and a built-in wardrobe with an overhead cupboard.

Family Bathroom

Tiled suite comprising a push-button WC, a wash hand basin, a panelled bath with an overhead shower and glass screen and an obscure rear aspect double glazed window.

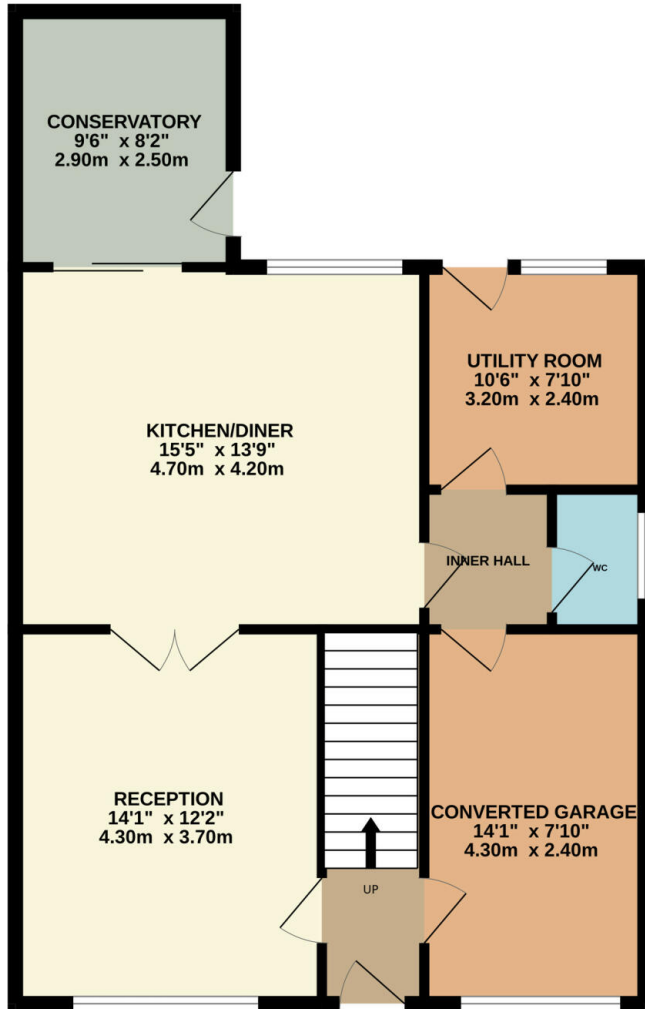
Outside

Gardens & Parking

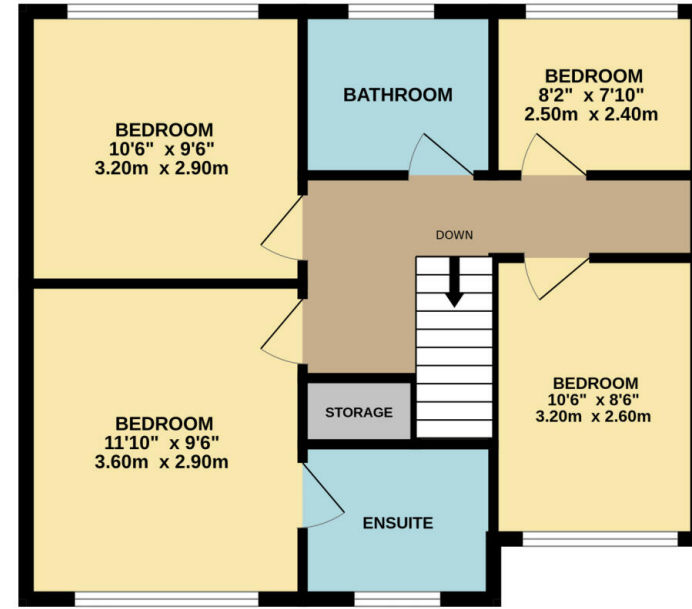
To the front is a lawned garden and a block paved driveway providing ample off-road parking for up to four cars and to the rear is a well-maintained garden with a manicured lawn, a block paved patio, a storage shed and raised plants, shrubs and hedges with a stone border.



GROUND FLOOR
765 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1328 sq.ft. (123.4 sq.m.) 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, inaccuracy or omission. The fixtures, fittings 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 of 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.