

£420,000  
Freehold



**JS** SIMON  
ESTATE AGENTS



### Features

- The perfect family home
- Beautifully presented throughout, four bedroom detached home
- Found on the ever popular Whittingham Drive estate
- Three generous reception rooms
- Modern dining kitchen
- Entrance hallway and guest wc
- Four generous bedrooms
- Family bathroom suite & en suite shower room
- Ample off road parking leading to a single garage
- Impressive garden to the rear with patio area
- Fully double glazed and gas central heated
- EPC Rating - D
- Electric Charging Point
- Freehold
- Early viewing a must to appreciate the property on offer!

## Summary of Property

**\*\* A STUNNING FOUR BEDROOM DETACHED FAMILY HOME, BOASTING AN ENVIABLE POSITION ON WHITTINGHAM DRIVE \*\***  
**THREE RECEPTION ROOMS \*\* EN SUITE, GUEST WC & FAMILY BATHROOM \*\*** Beautifully presented four bedroom detached family home located in a popular development in Ramsbottom. The property is perfect for a growing family and is located close to primary schools and Woodhey High School. In brief the property comprises of entrance hallway, modern guest wc, spacious lounge with feature log burner, dining room/sitting room, modern fitted kitchen with a range of appliances, conservatory extension, four bedrooms, bedroom one with en-suite shower room and a family bathroom. The property sits on a large plot with well presented gardens, driveway to the front for several cars with access to the garage and a lawned garden to the rear. Heated by gas central heating system and is fully double glazed. Internal viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax

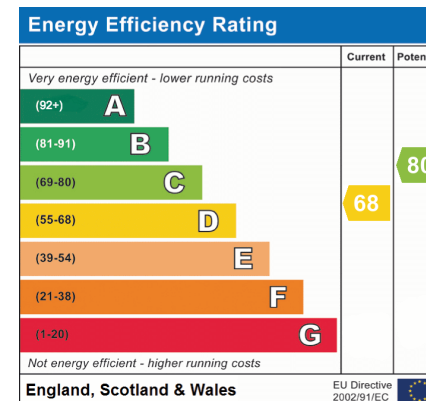
Bury Council: E Annual Amount: £2797.41 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 128Mbps Upload: 20Mbps

Mobile Coverage



### Local Authority

Bury Council  
 Band E  
 Tax Band Amount: £2797.41

## Room Descriptions

### Ground Floor

#### Entrance Hallway

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

#### Guest WC

A modern two-piece white suite comprising of a low-level WC, wash hand basin, chrome effect towel radiator, fully tiled walls and flooring, ceiling point and UPVC double glazed front window.

#### Lounge

UPVC double glazed rear window, TV point, radiator, feature log burning stove, ceiling coving, ceiling point, laminated flooring and double doors leading through to the conservatory.

#### Dining Room

UPVC double glazed bay fronted window, radiator, laminate flooring, ceiling coving, ceiling spotlights and ceiling point.

#### Conservatory

UPVC double glazed windows and UPVC double glazed French patio doors, laminate flooring, radiator and ceiling spotlights.

#### Kitchen

A modern range of wall and base units with complimentary granite work surface, Belfast sink with mixer tap, double range cooker with six ring gas hob, extractor hood above, part tiled walls, tiled flooring, integrated dishwasher, radiator, ceiling spotlights, UPVC double glazed rear window and UPVC double glazed back door.

### First Floor

#### Landing

UPVC double glazed side window, radiator, ceiling spotlights, storage cupboard and loft access.

#### Bedroom One

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

#### En Suite Shower Room

A modern three-piece white suite comprising of a walk-in shower unit, low-level WC, wash hand basin, chrome effect towel radiator, fully tiled walls and flooring, wall mounted electric mirror, ceiling spotlights and UPVC double glazed rear window.

#### Bedroom Two

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

#### Bedroom Three

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

#### Bedroom Four

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

#### Family Bathroom

A three-piece white suite comprising of a rolled top bath with electric shower above, low-level WC, wash hand basin, towel radiator, fully tiled walls and flooring, wall mounted electric mirror, ceiling spotlights and UPVC double glazed front window.

### Outside

#### Garage

A manual up and over garage door, power points, plumbing for washing machine and dryer, boiler, loft access and ceiling point.

#### Gardens

Front: Tarmac driveway for several cars, electric charging point, lawn area with flagged pathway and brick built dwarf wall.

Rear: A flagged patio area, lawn area, well-maintained borders and shrubs, wooden shed, gated access to both sides and fence panel surround.



# Floorplan



**Ground Floor**  
Area: 73.5 m<sup>2</sup> ... 791 ft<sup>2</sup>

**First Floor**  
Area: 55.0 m<sup>2</sup> ... 592 ft<sup>2</sup>

Total Area: 128.6 m<sup>2</sup> ... 1384 ft<sup>2</sup>

## 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.