

£350,000
Freehold



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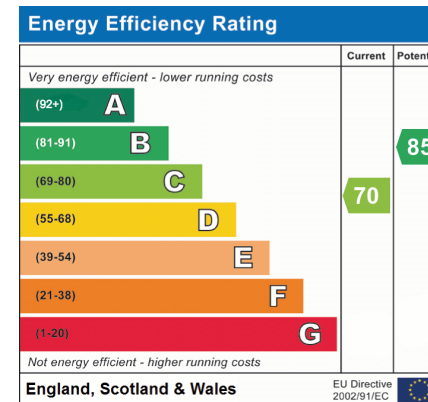


Features

- A bespoke three bedroom extended detached family home on a cul-de-sac
- Spacious Lounge with feature bay fronted window & Fireplace
- Guest WC & Entrance Hallway
- Large Corner Plot
- Fully double glazed and gas central heating
- Modern fitted kitchen with appliances
- Dining Room & Conservatory
- Driveway & Detached Garage for Off Road Parking
- Situated on a quiet cul-de-sac just off the ever popular Whittingham Drive
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** LARGE CORNER PLOT ** DETACHED GARAGE ** MODERN FITTED KITCHEN & MODERN SHOWER ROOM ** MUST SEE!! ** SET IN PRIME LOCATION, ON THE WHITTINGHAM DRIVE ESTATE **** An attractive and well-presented three-bedroom detached bay-fronted family home, ideally situated on a spacious corner plot within the highly sought-after Whittingham Drive Estate. Nestled in a quiet cul-de-sac on this private residential development in the heart of Ramsbottom, the property falls within the Woodhey High School catchment area and is within easy reach of Ramsbottom Town Centre with its range of shops, cafés, and amenities, making it the perfect home for a growing family. The bright and airy accommodation briefly comprises: entrance hallway, guest WC, a spacious lounge with a large bay window to the front, separate dining room, modern fitted kitchen, and a conservatory extension providing additional living space. To the first floor are three well-proportioned bedrooms and a superb modern three-piece shower room. Externally, the property enjoys well-maintained gardens to the front, side, and rear mainly laid to lawn together with a detached single garage and a driveway providing off-road parking for several vehicles. Further benefits include gas central heating via a combi boiler, uPVC double glazing, and a fitted alarm system. Internal viewing is highly recommended and



Local Authority

Bury Council

Band C

Tax Band Amount: £2146.28

Room Descriptions

Ground Floor

Entrance Hallway

Double glazed side entrance door to the hallway with stairs to first floor, radiator.

Guest WC

Two piece suite comprising wc and wash hand basin. Double glazed window.

Lounge

Large double glazed bay window to the front, living flame coal effect gas fire with feature surround, radiator.

Dining Room

Wood effect flooring, radiator, under stairs storage with shelving, double doors to the conservatory and access to the kitchen.

Conservatory

Double glazed windows and double doors to the rear garden. Tiled flooring.

Kitchen

Range of wall and base units, Neff appliances to include built in double oven, grill and microwave and warming drawers. Full length larder fridge, gas hob, double glazed window, door to the side, tiled flooring, radiator.

First Floor

Landing

Double glazed window to the side, loft access with pull down ladder, light and boarded.

Bedroom One

Double glazed window to the front, built in wardrobes with over bed storage, radiator.

Bedroom Two

Storage cupboard and wardrobes, double glazed window to the rear, radiator.

Bedroom Three

Double glazed window, radiator.

Shower Room

Modern and contemporary shower room with three piece suite comprising walk in large shower, vanity wash hand basin and wc. Double glazed window, part tiled.

Outside

Garage

A detached single garage with up and over door, power and lighting.

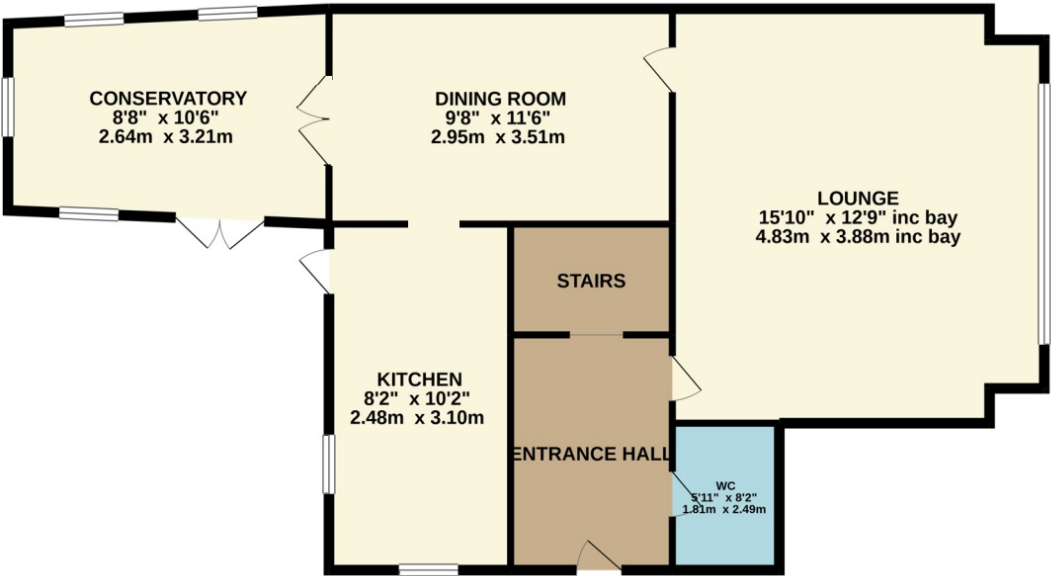
Gardens & Parking

Front: Lawned area to the front and side, driveway providing off road parking and leading to the detached garage

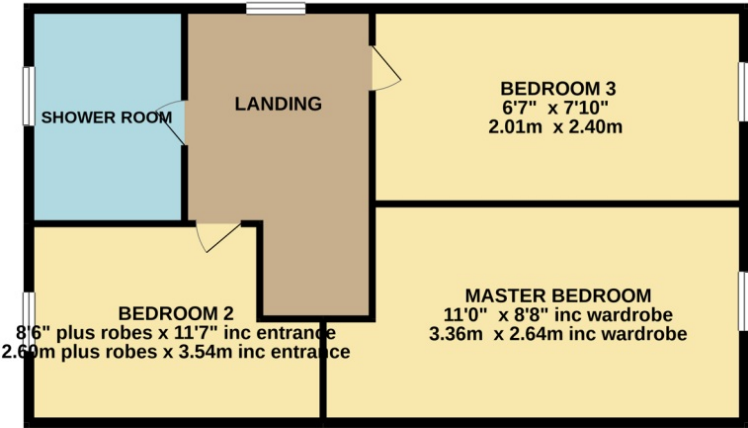


Floorplan

GROUND FLOOR
1310 sq.ft. (121.7 sq.m.) approx.



1ST FLOOR
917 sq.ft. (85.2 sq.m.) approx.



TOTAL FLOOR AREA : 2226 sq.ft. (206.8 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.