

£395,000
Leasehold



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Features

- Four Bedroom Extended Family Home
- Sought After Location and Set Back Position
- Entrance Hallway & Utility Room
- Spacious Bay Fronted Lounge & Sitting Room
- Modern Open Plan Dining Kitchen
- Bright & Airy Accommodation
- Three Piece White Family Bathroom
- Large Paved Driveway & Single Integral Garage
- Well Maintained Front And Rear Gardens
- Perfect family home
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** LAREGE EXTENDED FAMILY HOME ** SOUGHT AFTER LOCATION ** OPEN PLAN DINING KITCHEN & UTILITY ROOM**

****** This well presented extended four bedroom family home is situated in a superb position, boasting exceptionally well-proportioned accommodation that simply must be viewed in person to be fully appreciated. The generous and bright accommodation comprises an entrance hallway, lounge with large bay window and feature fireplace, separate sitting with feature fireplace room, extended open plan modern dining kitchen with centre island and utility room. To the first floor there are four bedrooms and a large family bathroom. Outside to the front there is a long paved driveway allowing off road parking for multiple vehicles leading to a integral garage and a well established garden. To the rear is a private and enclosed rear garden with paved and decked patio areas, perfect for outdoor dining.

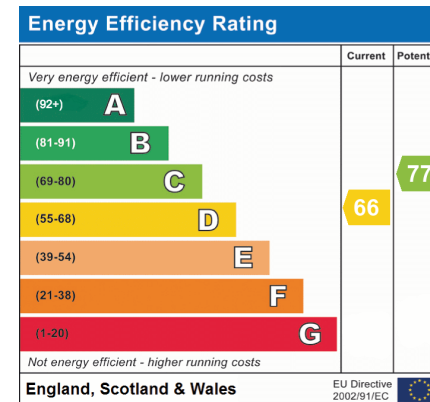
This great home is located in a quiet location set back just off Walmersley Road situated in a sought after location in Higher Walmersley under two miles from Bury and Ramsbottom centres. There are local shops nearby and for families there are a selection of good local schools. For commuting the M66 motorway is located within half a mile and there is a bus stop within fifty yards connecting to Bury where you can access tram links to Manchester and beyond. Rarely do homes of this size come to the market, an early internal viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold

Local Authority/Council Tax: Bury Council: C Annual Amount:£1937.37 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 1000Mbps Upload: 220Mbps



Local Authority

Bury Council
 Band C
 Tax Band Amount: £1937.37

Room Descriptions

Ground Floor

Entrance Hallway

Timber front door and windows, radiator, laminate flooring, ceiling coving, under the stairs cupboard, ceiling point and stairs leading to the first floor landing and wall lights.

Lounge

UPVC double glazed bay fronted window, radiator, gas fire with feature surround, wall lights, and ceiling coving.

Sitting Room

French internal doors, gas fire with feature surround, ceiling coving, radiator and ceiling point.

Open Plan Dining Kitchen

A modern fitted kitchen with a range of wall and base units with complementary work surface, five ring gas up with extractor unit, double electric oven, one and a half bowl sink unit with drainer, breakfast bar, tiled flooring, radiator, ceiling fans, UPVC double glazed windows and UPVC double glazed French patio doors.

Utility Room

UPVC double glazed bay side window, modern wall and base units, single bowl sink unit with drainer, plumbed for dishwasher, plumbed for American style fridge and freezer, tiled flooring, ceiling coving and ceiling point.

First Floor

Landing

Double glazed rear window, loft access, ceiling coving, storage cupboard and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator, fitted wardrobes and units, ceiling coving and ceiling point.

Bedroom Three

UPVC double glazed front window, fitted wardrobes and units, electric wall heater and ceiling point.

Bedroom Four

UPVC double glazed front window, radiator, ceiling coving and ceiling point.

Family Bathroom

A three piece white suite comprising a panel bath with mixer taps, shower above, glass shower screen, wash hand basin, low level WC, parts tiled walls, radiator, storage covered housing the combi boiler, ceiling spot lights and UPVC double glazed rear window.

Outside

Garage

Manual up and over, ceiling point, power point, water tap, plumbed for washing machine and dryer, UPVC double glazed rear window and UPVC double glazed rear door.

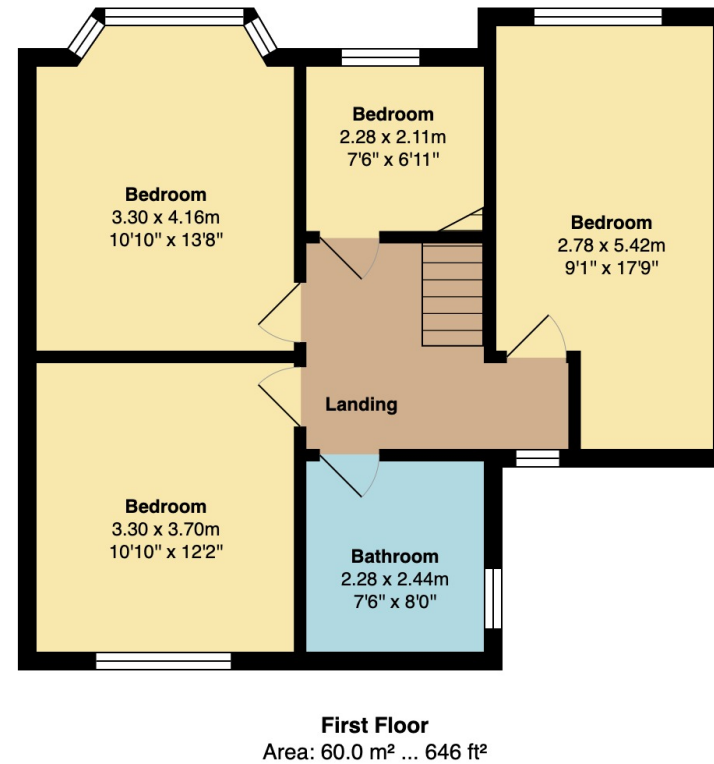
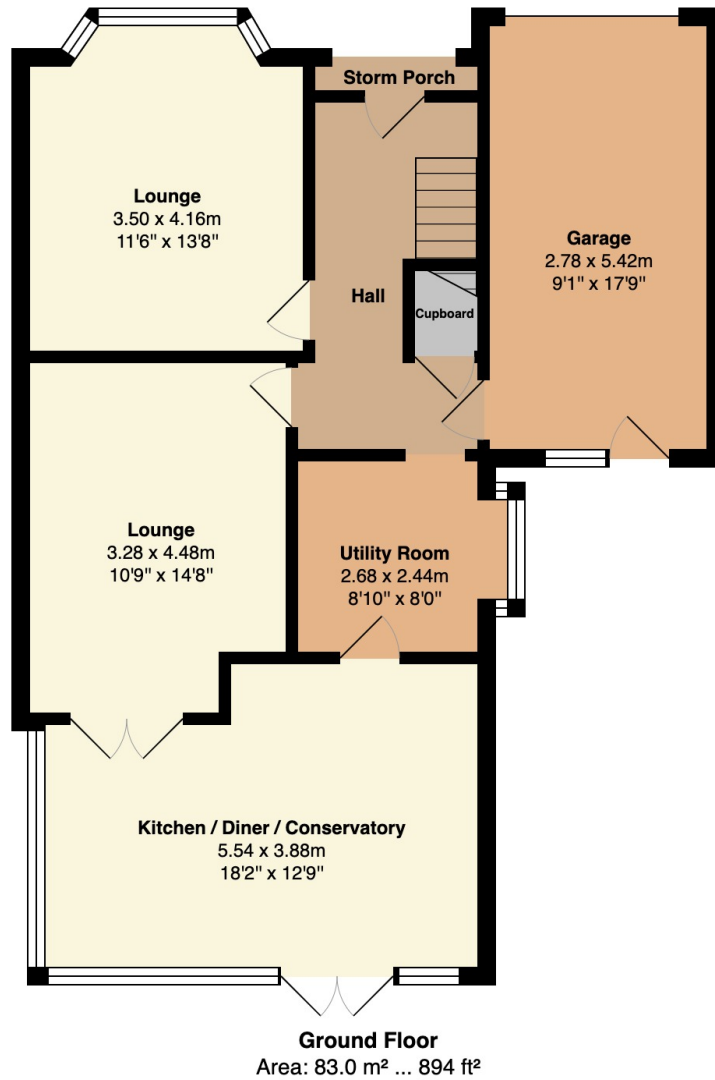
Gardens

Front: Flagged driveway for several cars, well established garden with borders and shrubs.

Rear: Well established garden with lawn area, borders and shrubs, decked patio area, fence panels surround.



Floorplan



Total Area: 143.0 m² ... 1539 ft²

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.