

£635,000
Freehold



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Features

- Substantial Four Bedroom Detached Family Home
- Panoramic Rear Views
- Stunning Location
- Double Garage & Block Paved Driveway
- Two Separate Reception Rooms
- Well Established Gardens With Patio Areas
- Sold With No Onward Chain
- Utility Room & Guest WC
- Freehold Property
- EPC Rating - E
- Viewing highly recommended and is strictly by appointment only

Summary of Property

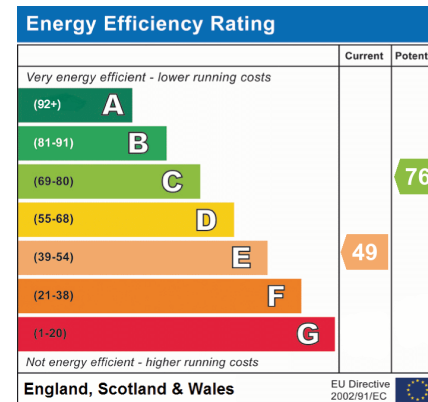
We are thrilled to be instructed to sell this truly impressive and unique family home which offers the fortunate buyer a beautiful home with breath taking panoramic rear views. This impressive detached family home is one not to be missed!

This charming family abode is meticulously cared for in every aspect. Upon entry, you're welcomed by an entrance porch leading to a warm and inviting hallway, complete with a convenient downstairs WC and practical storage cupboards. The property boasts two reception rooms, each showcasing distinctive features such as a striking fireplace, expansive windows, and patio doors opening onto the rear garden.

The focal point of the home is the family kitchen, adorned with modern fitted units and complemented by granite work surfaces, with easy access to the utility room. Upstairs, there are four generously sized bedrooms, along with a modern and impressive four-piece designer family bathroom.

Outside, the property is surrounded by beautifully landscaped grounds to the front and rear. A spacious driveway at the front provides ample off-road parking for multiple vehicles, leading to the double garage. The rear garden features paved and stone patio areas, a well-kept lawn, and meticulously maintained plants and shrubs, offering a delightful outdoor space for relaxation and entertainment.

Positioned at the beginning of Falshaw Drive, just off Walmersley Road, this property occupies a picturesque plot. Offering privacy and panoramic countryside views, it remains conveniently close to transport links and amenities. Its sought-after location provides easy access to shops and facilities, and it's strategically situated for effortless commuting to Manchester, Bury, and throughout the North West, with the M60 and M66 motorways mere minutes away. Nearby are several esteemed schools, including Bury Grammar School. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.



Local Authority

Bury Council
 Band G
 Tax Band Amount: £3814.66

Room Descriptions

Ground Floor

Entrance Porch

A double glazed composite front door, UPVC double glazed windows, tiled flooring and ceiling point.

Hallway

Large storage cupboards, front window, radiator, ceiling coving, ceiling points and stairs leading to the first floor landing.

Guest WC

A two piece suite comprising of a low level WC, wash hand basin, chrome towel radiator, part tiled walls, ceiling point and UPVC double glazed rear window.

Lounge

UPVC double glazed front window, UPVC double glazed French patio doors and windows, two radiators, feature coal effect gas fire with marble surround, TV point, wall lights, ceiling coving and power points.

Dining Room

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

Breakfast Kitchen

A modern range of wall and base units with complementary granite work surfaces, single bowl sink unit with drainer, double electric oven, integrated fridge and freezer, four ring electric hob, with extractor unit above, breakfast bar, electric floor heater, ceiling spotlights, part tiled walls, Karndean flooring and UPVC double glazed rear window.

Utility Room

Plumbed for washing machine and dishwasher, base units with complementary work surface, single bowl sink unit with drainer, built-in storage cupboards, water tank and boiler, tiled walls, ceiling point and UPVC double glazed rear window and back door.

First Floor

Landing

Front window, ceiling coving, storage cupboards and ceiling points.

Bedroom One

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

Bedroom Two

UPVC double glazed front window, radiator, built-in wardrobes and ceiling point.

Bedroom Three

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

Bedroom Four

UPVC double glazed rear window, radiator and ceiling point.

Family Bathroom

Modern four piece family bathroom suite comprising of a tiled Villeroy & Boch bath with mixer tap, separate walk-in shower unit, low level WC, Villeroy and Bosch wash hand basin with storage draw underneath, tiled walls and flooring, chrome towel radiator, ceiling spotlights and UPVC double glazed rear window.

Outside

Double Garage

Large double garage with electric up and over door, power points, cold water feed, electric meter, UPVC double glazed side window, ceiling point and rear door.

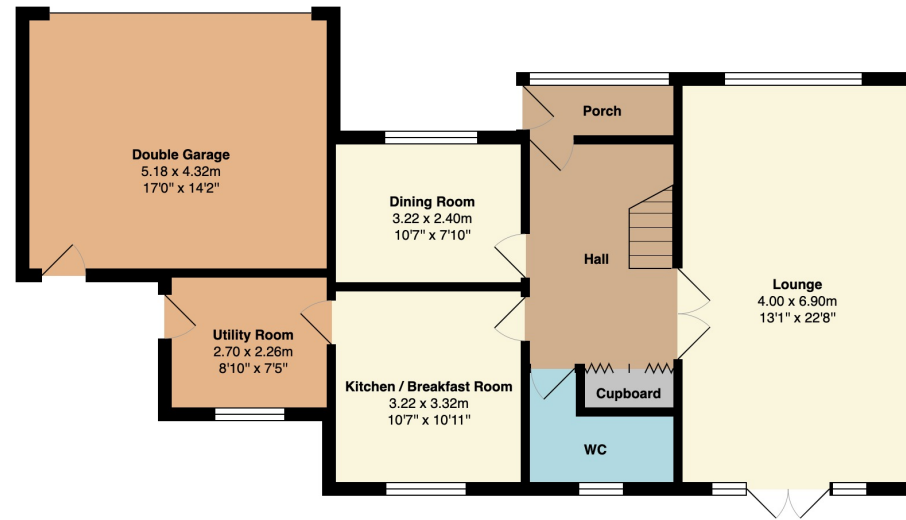
Gardens & View

Front: A large block paved driveway for off-road parking, well maintained lawn area with well established borders and shrubs, flagged pathway leading around both sides of the property.

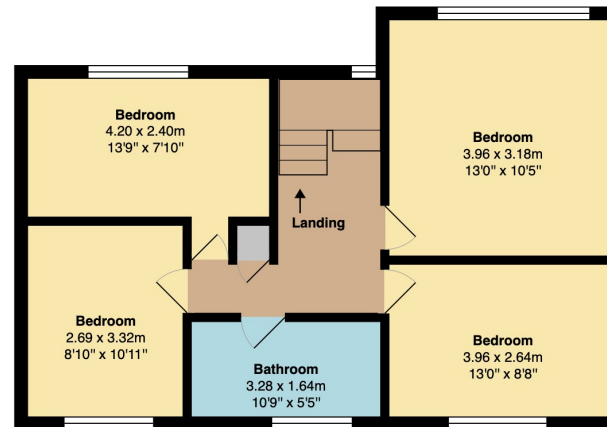
Rear: Large flagged patio area, well maintained lawn area, well established borders and shrubs, additional patio area, fence surround and stunning views over farmland and beyond to the rear.



Floorplan



Ground Floor
Area: 95.5 m² ... 1028 ft²



First Floor
Area: 64.3 m² ... 692 ft²

Total Area: 159.8 m² ... 1720 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.

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