

£950,000
Freehold



JON SIMON
ESTATE AGENTS

Sundial House, Dundee Lane, Ramsbottom, Bury, Lancashire BL0 9HF

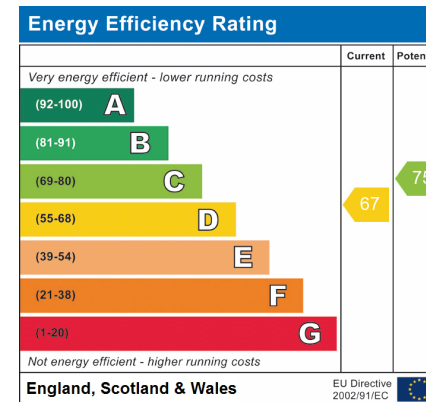


Features

- Individually designed and beautifully presented four double bedroom stone built detached family home
- Enjoying panoramic views from an exceptional vantage point on the lower slopes of Holcombe Hill
- Situated in the much sought after village of Ramsbottom
- Front Porch, large entrance hallway and downstairs WC
- Splendid open plan lounge with feature fireplace
- Open plan dining kitchen with appliances
- Utility room & Garage/store room
- En-suite shower room & Family bathroom
- Positioned within a short drive to Holcombe, Ramsbottom and the nearby motorway network.
- EPC Rating - D
- Within the catchment area of top local schools
- CCTV and alarm system
- Large driveway for several cars & Gravelled court yard
- Viewing is essential as interest is due to be very high and is strictly by appointment

Summary of Property

**** AN OUTSTANDING DETACHED FAMILY HOME WITH BREATH TAKING VIEWS **** A superbly presented, stone built, bespoke detached house located in this highly regarded hillside setting, enjoying wonderful views across Ramsbottom and extending beyond over Manchester. The property is within easy reach of the town centre and motorway networks and a short distance to Holcombe village and extensive countryside. Set on a private plot which can be approached via a sweeping entrance down to gates plus a gravelled forecourt to the rear provides this property with ample off road parking. This unique home has also recently undergone a significant makeover by the present owners over the years and is defiantly worth a further inspection. There are large patios areas and garden, internally the property briefly comprises of, entrance porch, spacious hallway with oak and glass staircase, guest wc, large living room and sitting room with feature log burning stove, stunning open plan dining kitchen with appliances, office/bedroom four, utility room with access to a connected garage. First floor, generous landing area, three double bedrooms the main being fitted and en-suite. The property has the usual benefits from UPVC double glazing and is warmed by gas fired central heating. Occupying a commanding position on the lower slopes of Holcombe Hill this property is highly recommended to view and is strictly by appointment via our Ramsbottom office.



Local Authority

Bury Council
Band F
Band Amount: £3148.24 Approx

Room Descriptions

Ground Floor

Entrance Porch

UPVC double glazed French patio doors, tiled flooring, meter cupboard, ceiling coving and ceiling spotlights.

Hallway

Oak wooden flooring, radiator, under stairs cupboard, ceiling spotlights, oak staircase with glass balustrade, ceiling coving and led lighting on stairs.

Guest WC

A modern two piece white suite comprising of a low-level WC, wash hand basin with storage drawers underneath, fully tiled walls and flooring, wall mounted the mirrors, led lighting, ceiling spotlights and extractor fan.

Living Room

UPVC double glazed windows, UPVC double glazed French patio doors, radiators, oak wooden flooring, multi fuel burner with stone and oak fireplace, wall lights, ceiling spot lights, ceiling coving.

Open Plan Dining Kitchen

A modern fully fitted kitchen with a range of wall and base units, complementary work surface, one and half bowl sink unit with drainer, integrated microwave oven, fridge, electric oven, American style fridge and freezer, plumbed for American style fridge/freezer, dishwasher, tiled and oak flooring, gas hob with extractor unit above, breakfast bar, under unit LED lighting, part tiled walls, radiator, ceiling spotlights, UPVC double glazed windows.

Utility Room

UPVC double glazed back door and UPVC double glazed window, wall and base units with complementary work surface, single bowl sink unit, plumbing for washing machine and dryer, radiator, tiled flooring, under unit lighting, featured ceiling lights and exposed stone walls,

Study/Bedroom Four

UPVC double glazed French patio doors, radiator and ceiling spotlights,

First Floor

Landing

Oak and glass stairs and balustrade, storage cupboard, radiator, ceiling points and UPVC double glazed window.

Bedroom One

UPVC double glazed French patio doors and UPVC double glazed side window, radiator, built in wardrobes and ceiling point.

En-Suite Shower Room

Currently needs finishing- Vendor will finish off to new buyers specification.

Bedroom Two

UPVC double glazed window, radiator and ceiling point.

Bedroom Three

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

Family Bathroom

A four piece white bathroom suite comprising of a corner bath, walk-in shower unit, low level w/c, wash hand basin, chrome radiator, fully tiled walls and flooring, ceiling spot lights and UPVC double glazed windows.

Outside

Garage

Electric up and over door, power points and ceiling point. Half size garage. Pull down ladder and combi boiler.

Gardens & Views

Front: Gravelled court for ample off road parking, borders and stone wall. Gated access to the side.

Rear: Decked and Indian stone patio areas, LED outside lighting, lawn area, borders and shrubs, long driveway leading down to double gates leading through to gravelled driveway.

Stunning views across Ramsbottom and the surrounding areas.



Floorplan



Ground Floor
Area: 128.9 m² ... 1388 ft²

First Floor
Area: 79.2 m² ... 853 ft²

Total Area: 208.1 m² ... 2240 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.

28, Bolton Road West, Ramsbottom, Bury, BL0 9ND 01706 489 966 info@jonsimon.co.uk