

£520,000  
Freehold



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### Features

- A Large Five Bedroom Detached Family Home
- Over 1500 Sq. Ft of floor space
- Spacious Lounge with Bay Window & Separate Dining Room
- Bright & Airy Accommodation
- Entrance Hallway with Storage Cupboards & Guest WC
- Modern Fitted Dining Kitchen & Utility Room
- Beautiful Three Piece White Family Bathroom, Modern En Suite Shower Room & Shower Room
- Large Driveway for Several Cars leading to a Garage
- Situated on an extremely popular Whittingham Drive estate in Ramsbottom on a quiet cul de sac
- EPC Rating - C
- Well maintained front and rear gardens with patio area
- Fully Double Glazed & Gas Central Heating
- Viewing highly recommended and strictly by appointment only

### Summary of Property

**\*\* PERFECT FAMILY HOME \*\* FIVE LARGE BEDROOMS \*\* SOUGHT AFTER LOCATION \*\* EN SUITE SHOWER ROOM, FAMILY BATHROOM, GUEST WC & SHOWER ROOM \*\***

The perfect family home. This impeccably presented five-bedroom detached house is situated just off the highly sought-after Whittingham Drive, in a quiet family cul-de-sac. The ground floor features an entrance hallway with custom storage cupboards, a guest WC, a spacious lounge with a bay window, a separate dining room, and a large modern open-plan kitchen/diner with a utility room. The first floor comprises five generous bedrooms, four of which are doubles, a modern en-suite shower room, a fully fitted contemporary family bathroom suite, and an additional separate shower room. The block-paved driveway offers ample off-road parking at the front leading to a garage, while the rear boasts an impressive, well-maintained garden, perfect for a growing family. The property benefits from fully double-glazed windows and gas central heating. Conveniently located with walking distance away from Ramsbottom town centre, excellent primary and secondary schools, scenic country walks, and major road networks. Viewing is essential to appreciate the quality of this property, strictly by appointment only via our Ramsbottom office.

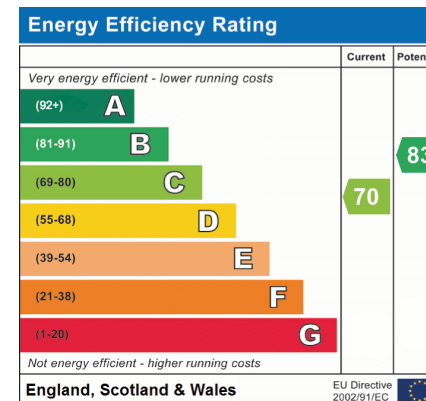
Tenure: Freehold

Local Authority/Council Tax

Bury Council: E Annual Amount: £2797.41 Approx.

Flood Risk: Very Low

Broadband availability



### Local Authority

Bury Council

Band E

Tax Band Amount: £2797.41

## Room Descriptions

### Ground Floor

#### Entrance Hallway

Composite front door, tiled floor, radiator, ceiling coving, bespoke built-in storage cupboards under the stairs, Nest thermostat, ceiling point, stairs leading to the first floor.

#### Guest WC

Front facing UPVC double glazed window, two piece white suite comprising of low level WC, pedestal wash hand basin, radiator, tiled floor, storage cupboard, ceiling point.

#### Lounge

Front facing UPVC bay window, side facing UPVC window, feature gas fire and surround, radiators, ceiling coving, ceiling point, double doors, Tv point.

#### Dining Room

UPVC French patio doors, radiator, ceiling point, ceiling coving.

#### Kitchen / Dining area

UPVC rear window and French patio doors, radiator, ceiling coving, ceiling point, tiled floor, a range of fitted wall and base units with complimentary moulded work surfaces incorporating 1 1/2 bowl sink unit, integrated five ring gas hob with extractor canopy over, integrated double oven, splash back tiling to compliment, plumbed for dishwasher, tiled floor.

#### Utility Room

UPVC back door, plumbed for washer / dryer, tiled floor, single drainer sink unit, boiler, spotlights recessed within the ceiling, splash back tiling to compliment, ceiling coving.

### First Floor

#### Landing

Loft access and ceiling point.

#### Bedroom One

UPVC double glazed windows, radiator, ceiling coving and ceiling point.

#### En-Suite Shower Room

Side facing UPVC double glazed window, a modern three piece white suite comprising of low level WC, pedestal wash hand basin, walk in

shower cubicle, floor to ceiling wall tiles, chrome wall mounted heated towel rail, extractor fan, spotlights recessed within the ceiling.

#### Bedroom Two

UPVC double glazed windows, radiator, ceiling point.

#### Bedroom Three

Rear facing UPVC double glazed window, radiator, fitted wardrobes, ceiling point.

#### Bedroom Four

Rear facing UPVC double glazed windows, radiator, ceiling point, fitted wardrobes.

#### Bedroom Five

Side facing UPVC double glazed window, radiator, ceiling point.

#### Shower Room

Two piece white suite, splash back tiling to compliment, tiled floor, chrome wall mounted heated towel rail, extractor, spotlights recessed within the ceiling.

#### Family Bathroom

Superb modern three piece white suite, floor to ceiling tiled to compliment, spotlights recessed within the ceiling, extractor, chrome wall mounted heated towel rail.

#### Outside

#### Garage

Manual up and over door, ceiling point, power points.

#### Garden & Parking

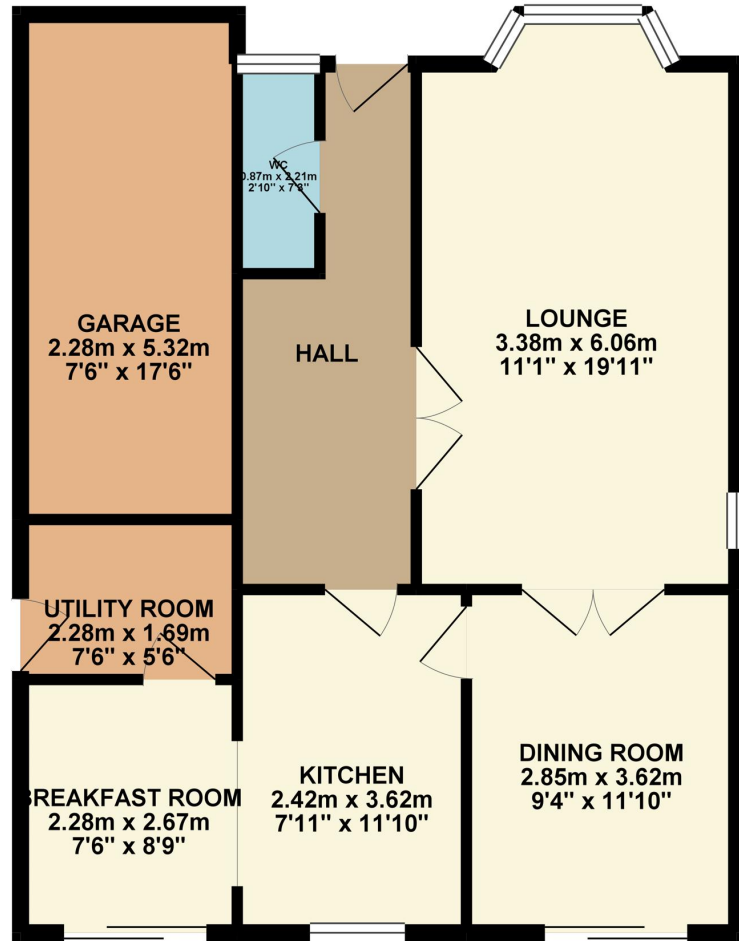
Front: Extensive block paved driveway for several cars, well maintained borders and shrubs.

Rear: Flagged patio areas, lawn area with borders and shrubs. Gated access to both sides, outside water tap and power point.

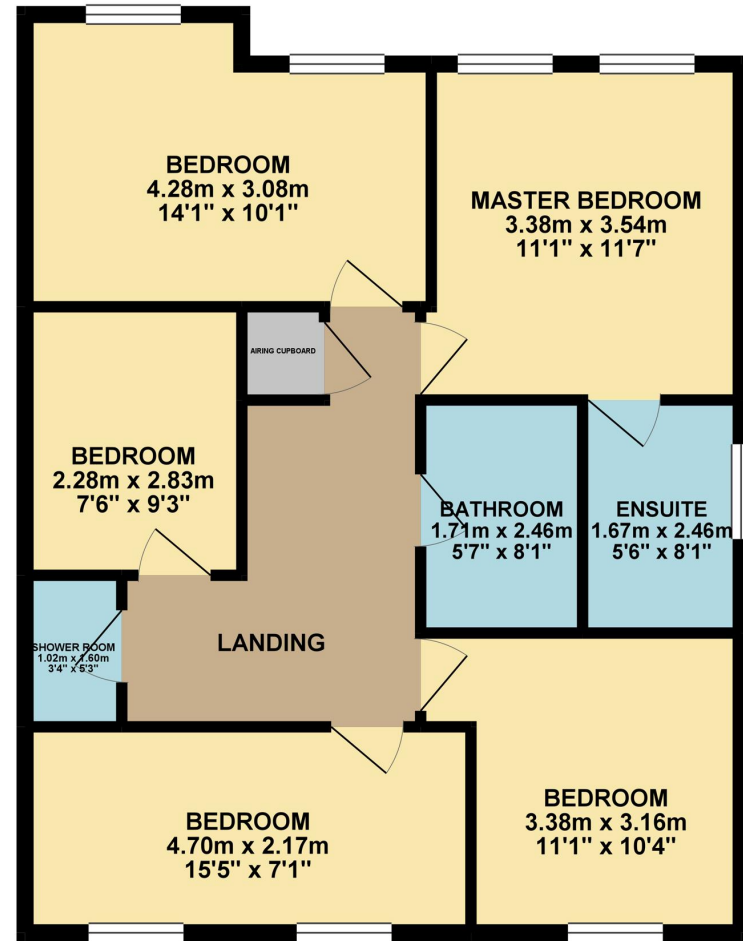


# Floorplan

GROUND FLOOR 71.17 sq. m.  
( 766.05 sq. ft. )



1ST FLOOR 70.32 sq. m.  
( 756.97 sq. ft. )



TOTAL FLOOR AREA : 141.49 sq. m. ( 1523.02 sq. ft. ) 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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## 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.