

£430,000
Freehold



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Features

- A simply stunning bespoke five bedroom detached family home
- Spacious Lounge with feature fireplace & Dining Area
- Large Playroom
- Entrance Hallway & Guest WC
- Extended Modern fitted Kitchen
- En Suite Shower Room and Family Bathroom
- Extensive Block Paved Driveway for Several Cars
- Situated on a Extremely Popular Estate on a Quiet Cul-De-Sac
- Well Maintained & Low Maintenance Front & Rear Gardens
- EPC Rating - C
- Viewing highly recommended and strictly by appointment only

Summary of Property

**** WOW!!! ** A INDIVIDUALLY DESIGNED FIVE BEDROOM DETACHED FAMILY HOME ** EN-SUITE SHOWER ROOM & BEAUTIFUL FAMILY BATHROOM **** Falstone Avenue is an impeccably presented and spacious five-bedroom family home featuring a tasteful, light-filled contemporary design. Situated on an enviable plot within a well-established residential cul-de-sac off Whittingham Drive, the property occupies a commanding position. Lovingly maintained by the current owners, the home offers gas central heating and uPVC double glazing. The bright, expansive interior includes an entrance hallway, a spacious lounge with a feature fireplace, a dining area, a superbly extended kitchen, and a spacious playroom. Upstairs, there are five generously sized bedrooms, a modern en-suite shower room, and a contemporary three-piece family bathroom. Outside, the property boasts a large block-paved driveway with ample off-road parking, a low-maintenance front garden, and a private, easy-care rear garden with a paved patio area. Conveniently located a short distance from Ramsbottom Village center and within walking distance of Woodhey High School, this home is also close to open countryside in one of the area's most sought-after locations. Viewing is highly recommended and strictly by appointment through our Ramsbottom office.

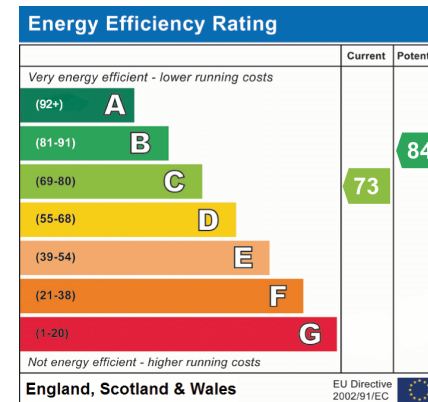
Tenure: Freehold

Local Authority/Council Tax: Bury Council: E Annual Amount:£2797.41 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 233Mbps Upload: 34Mbps

Mobile Coverage: EE - Likely, Vodafone - Limited, Three - Likely, O2 - Likely



Local Authority

Bury Council

Band E

Tax Band Amount: £2797.41

Room Descriptions

Ground Floor

Entrance Hallway

Composite double glazed front door, tiled flooring, ceiling covering and ceiling point.

Guest WC

A modern two piece white suite comprising of a low level WC, wash hand basin with storage cupboard underneath, radiator, fully tiled walls and flooring, loft access, ceiling point and UPVC double glazed side window.

Lounge & Dining Area

UPVC double glazed front window, radiator, coal effect gas fire with limestone surround, under stairs storage cupboard, ceiling coving, ceiling point and stairs leading to first floor ending.

Dining Area

UPVC double glazed French patio doors, radiator, ceiling and ceiling point.

Play Room/Sitting Room

UPVC double glazed front window, radiator, laminate flooring and ceiling point.

Kitchen

A modern kitchen with a range of wall base units with complementary worksurface, one and a half bowl sink unit with drainer, part tiled walls, tiled flooring, integrated American style fridge and freezer, dishwasher, washing machine, wine cooler, gas range cooker with eight ring gas hob, extractor unit above, electric floor heaters, ceiling points, UPVC double glazed rear windows and UPVC double glazed back door.

First Floor

Landing

Loft access with pulldown ladder, storage cupboard housing the combi boiler and ceiling spotlights.

Bedroom One

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

En Suite Shower Room

A modern three-piece suite comprising of a walk-in shower unit, low level WC, wash hand basin, chrome towel radiator, extractor unit, fully tiled walls and flooring, ceiling spotlights and UPVC double glazed side window.

Bedroom Two

UPVC double glazed front window, radiator, fitted sliding wardrobes, ceiling coating and ceiling point.

Bedroom Three

UPVC double glazed rear window, radiator, fitted sliding wardrobes and ceiling spotlights.

Bedroom Four

UPVC double glazed rear window, radiator and ceiling point.

Bedroom Five

UPVC double glazed front window, radiator, storage cupboard and ceiling spotlights.

Family Bathroom

A modern three-piece white suite comprising a panel bath with mixer taps, shower above with glass shower screen, low level WC, wash hand basin with storage cupboards, towel radiator, fully tiled walls and flooring, ceiling spotlights and UPVC double glazed rear window.

Outside

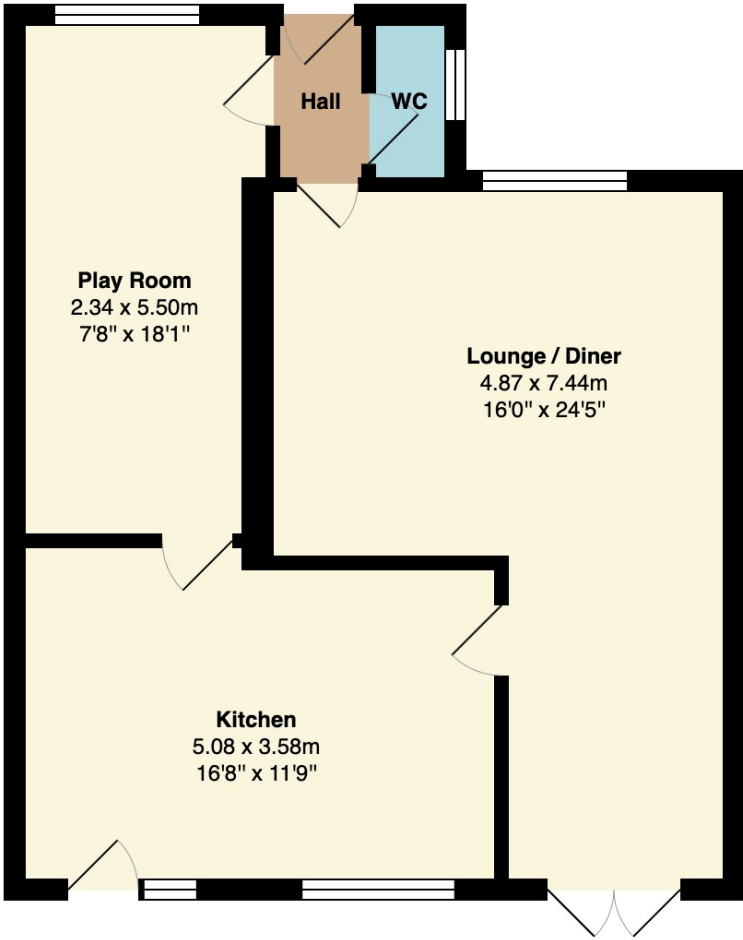
Gardens & Parking

Front: A large block paved driveway for multiple vehicles, well maintained borders and shrubs. EV charging point for an electric car.

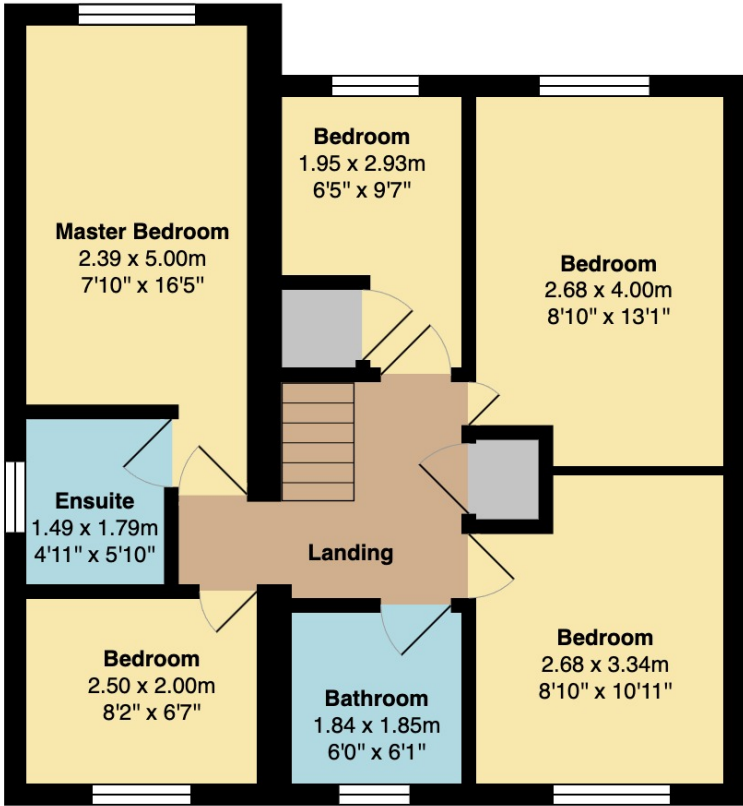
Rear: A large paved patio area, Astro turf lawn area, borders and shrubs, fence panels surround, outside water taps and gated access to the side.



Floorplan



Ground Floor
Area: 64.4 m² ... 693 ft²



First Floor
Area: 58.1 m² ... 625 ft²

Total Area: 122.5 m² ... 1319 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.