

£299,995
Freehold



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Features

- The perfect family home
- Beautifully presented throughout
- Found on the ever popular Whittingham Drive estate
- Stunning fitted dining kitchen with appliances
- Beautiful three piece white family bathroom
- Conservatory extension to the rear
- EPC Rating - C
- Entrance hallway & Guest WC
- Three generous bedrooms
- SOLD WITH NO ONWARD CHAIN
- Ample off road parking with block paved driveway & tarmac driveway
- Brick built detached garage
- Impressive garden to the rear with deck and paved patio areas
- Fully double glazed and gas central heating
- Early inspection is highly recommended on what is sure to be an exceptionally popular property

Summary of Property

**** BEAUTIFUL INTERIOR ** VERY POPULAR LOCATION ** SUPERB BATHROOM & DINING KITCHEN ** NO ONWARD CHAIN ** CUL-DE-SAC LOCATION **** Roseberry Close, Ramsbottom is a beautifully presented, three bedroom linked detached property, located at the head of this cul-de-sac on this popular residential estate, within easy reach of local schools and a short drive to the motorway network and town centre. The house has the usual benefits of gas fired central heating and is fully double glazed. The accommodation briefly comprises; entrance hallway, modern guest wc, bright living room, beautiful fitted dining kitchen with appliances, spacious conservatory extension. First floor, landing area, three bedrooms and stunning three piece white bathroom. Outside there is a front and side driveways and detached brick built single garage, a garden forecourt and large low maintenance pattern imprinted patio garden and composite decked patio. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax: Bury Council: D Annual Amount:£2414.58 Approx.

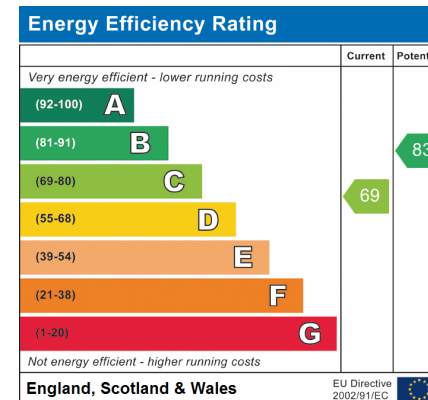
Flood Risk: Very Low

Broadband availability

Superfast: Download: 1000Mbps Upload: 1000Mbps

Mobile Coverage

EE - High, Vodafone - High, Three - High, O2 - High



Local Authority

Bury Council

Band D

Tax Band Amount: £2414.58

Room Descriptions

Ground Floor

Entrance Hallway

UPVC double glazed front door and side window, radiator and ceiling point.

Guest WC

A modern two piece white suite comprising of a low level w/c, wash hand basin, part tiled walls, ceiling point, radiator and ceiling point. UPVC double glazed side window.

Lounge

Two UPVC double glazed windows, radiator, ceiling point, TV point and stairs leading to the first floor landing.

Dining Kitchen

A stunning kitchen with range of wall and base units, tiled elevations, appliances include induction four ring hob, single electric oven and extractor, fridge, freezer and dishwasher, storage cupboard, radiator and UPVC double glazed windows and door to the rear.

Conservatory

UPVC double glazed windows and French patios doors, laminate flooring, radiator and ceiling fan.

First Floor

Landing

Landing area with UPVC double glazed side window and loft access.

Bedroom One

UPVC double glazed front windows, radiator, TV point and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

Bedroom Three

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

Family Bathroom

A superb three piece white bathroom suite comprising of a low level w/c, wash hand basin, paneled bathroom, glass screen, shower above, tiled elevations, ceiling point, towel radiator and UPVC double glazed rear window.

Outside

Garage

Detached brick built garage with manual up and over door, power points and ceiling point. Side door.

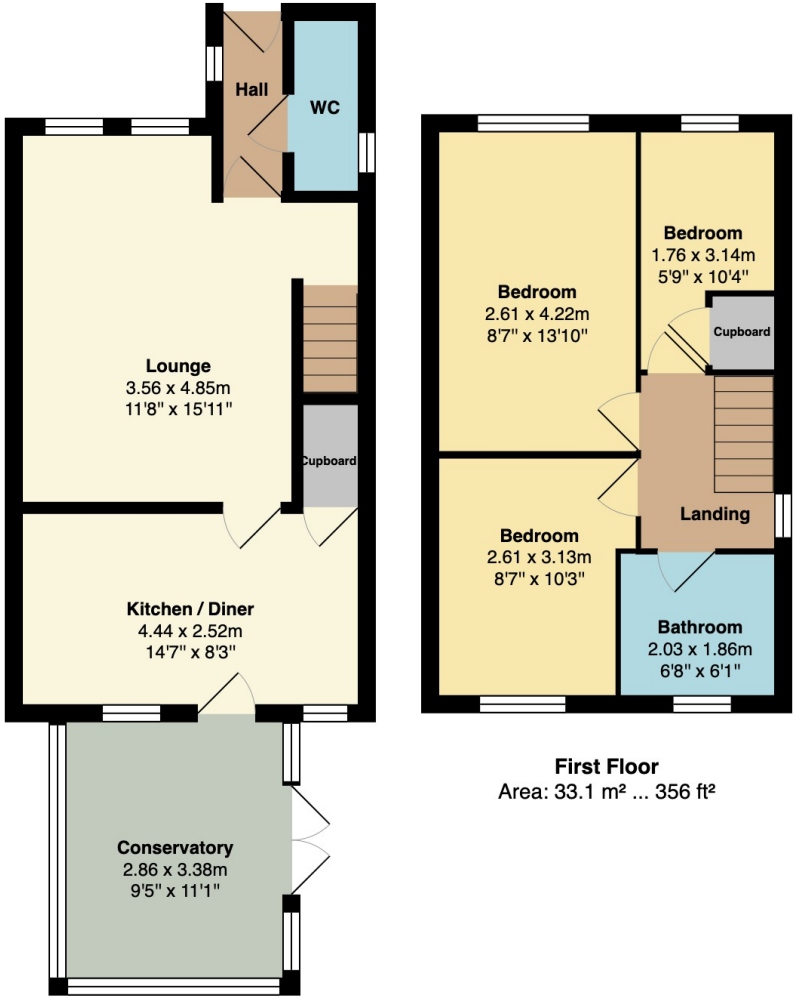
Gardens

Front: Garden forecourt, block paved driveway, additional tarmac driveway leading to the garage.

Rear: Large enclosed pattern imprinted patio garden and composite decking. Fence panel surround and gated access to the side driveway.



Floorplan



Ground Floor
Area: 46.5 m² ... 500 ft²

First Floor
Area: 33.1 m² ... 356 ft²

Total Area: 79.6 m² ... 857 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.