

£685,000
Freehold



JON SIMON
ESTATE AGENTS

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Features

- Five Bedroomed, Beautifully Presented Executive Detached Family Home
- Entrance Porch, Hallway & Guest WC
- Spacious Lounge, Dining Room & Conservatory
- Modern fitted Dining Kitchen & Utility Room
- En Suite Shower Room and Family Bathroom
- Office / Dressing room on the first floor
- Extensive Tarmac Driveway for Several Cars
- Situated on a Extremely Desirable Estate on a Quiet Choice Cul-De-Sac
- Well Maintained Established Front & Rear Gardens
- Integral Garage
- Viewing highly recommended and strictly by appointment only

Summary of Property

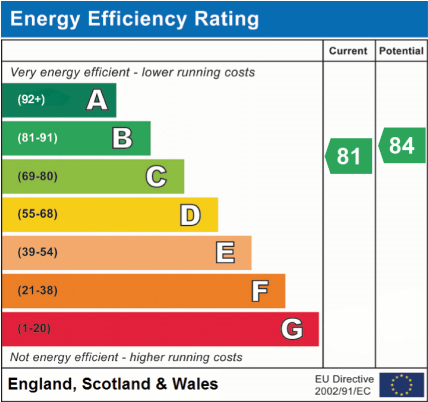
**** BEAUTIFUL FIVE BEDROOM EXECUTIVE DETACHED ** SET IN PRIME LOCATION, ON THE WHITTINGHAM DRIVE ESTATE ** SET ON A LARGE PLOT, IN A CUL DE SAC LOCATION **** Nestled in a sought-after area of Ramsbottom is this impressive and spacious five-bedroom executive home. Tucked away in a quiet cul-de-sac, the property boasts generous living spaces, well-maintained gardens to both the front and rear, off-road parking, and an integral garage. Ideally positioned within easy reach of major commuter links to Manchester, Bury, and Rochdale, as well as reputable local schools and a range of amenities. The ground floor accommodation comprises an entrance porch leading into a welcoming hallway, providing access to a bright lounge, separate dining room, contemporary kitchen with breakfast area, downstairs WC, and a convenient utility room. The living room features sliding doors that open into a conservatory overlooking the rear garden — perfect for relaxing or entertaining. To the first floor, you'll find a generously sized main bedroom complete with a modern en-suite shower room, an office/dressing room, four additional bedrooms (three of which are doubles), and a stylish four-piece family bathroom. Externally, the rear garden offers an enclosed and private outdoor space with a lawned area, paved patio, and pergola for additional seating area — ideal for outdoor dining and summer gatherings. The property benefits from gas central heating and double glazing throughout. The front features an attractive garden alongside a tarmac driveway providing ample off-road parking and access to the integral garage. An early viewing is highly recommended to truly appreciate the charm, size, and prime location of this outstanding property. Viewings strictly by appointment via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax: Bury Council: F Annual Amount:£3487.72 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 1000Mbps Upload: 1000Mbps



Local Authority

Bury Council
Band F
Tax Band Amount: £3487.72

Room Descriptions

Ground Floor

Front Porch

UPVC double glazed double front doors, UPVC double glazed windows, tiled flooring and ceiling point.

Hallway

Inner door, wood effect flooring, ceiling coving, ceiling point and stairs leading to the first floor landing.

Guest WC

A modern two-piece white suite comprising of a low-level WC, wash hand basin with storage cupboard underneath, radiator, storage cupboard under the stairs, wood effect flooring and UPVC double glazed rear window.

Lounge

UPVC double glazed front window, wall mounted fire, TV point, radiators, ceiling point, wall lights and double glazed sliding patio doors.

Dining Room

UPVC double glazed front window, radiator, wood effect flooring, ceiling coving and ceiling point.

Conservatory

UPVC double glazed French patio doors, UPVC double glazed windows, tiled flooring, power points and ceiling points.

Dining Kitchen

A modern range of wall and base units with complementary worksurface, one and a half bowl sink unit with drainer, four ring gas hob with extractor unit above, electric oven, integrated microwave, dishwasher, breakfast bar, ceiling spotlights, laminate flooring UPVC double glazed rear window.

Utility Room

Modern range of wall and base units with complementary worksurface, single bowl sink unit with drainer, plumbed for washing machine and dryer, chrome radiator, ceiling point, tiled effect flooring, UPVC double glazed rear window and double glazed back door.

First Floor

Landing

UPVC double glazed rear window, radiator, loft access and ceiling points.

Bedroom One

UPVC double glazed front window, radiator, fitted wardrobes, wall lights and ceiling point.

En-Suite Shower Room

A modern three-piece white suite comprising of a walk-in shower unit with body jets and showerhead, low level WC, wash hand basin with storage cupboard underneath, parts tiled walls, wall mounted mirror, ceiling point and UPVC double glazed rear window.

Office/ Dressing Room

UPVC double glazed rear window, radiator, fitted wall and base units with complimentary worksurface, power points and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

Bedroom Three

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

Bedroom Four

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

Bedroom Five

UPVC double glazed front window, radiator and ceiling point.

Family Bathroom

A four piece white bathroom suite comprising of a Jacuzzi bath with mixer tap and showerhead, walk-in shower unit with body jets and showerhead, low level WC, wash hand basin with storage cupboard underneath, parts tiled walls, chrome radiator, laminate flooring, storage cupboard housing the water tank, ceiling point and UPVC double glazed rear window.

Outside

Garage

A up and over garage door, boiler, wall and base units with complimentary worksurface, power points, ceiling points and UPVC double glazed rear window.

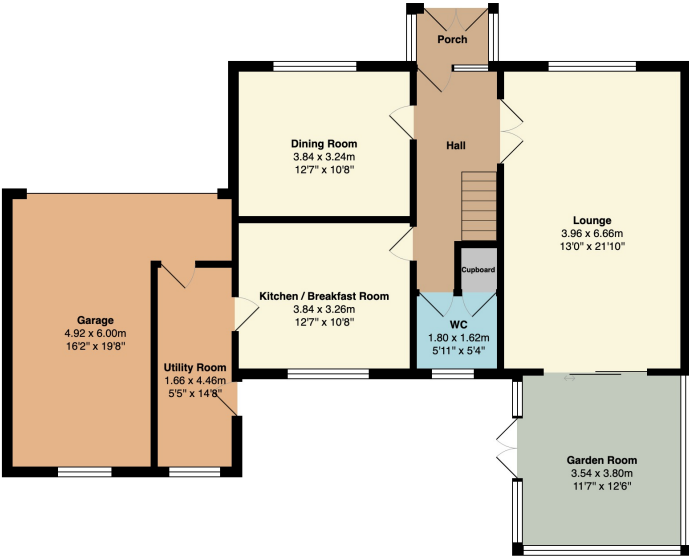
Gardens & Parking

Front: Large tarmac driveway for ample off road parking, lawn area with well established borders and shrubs.

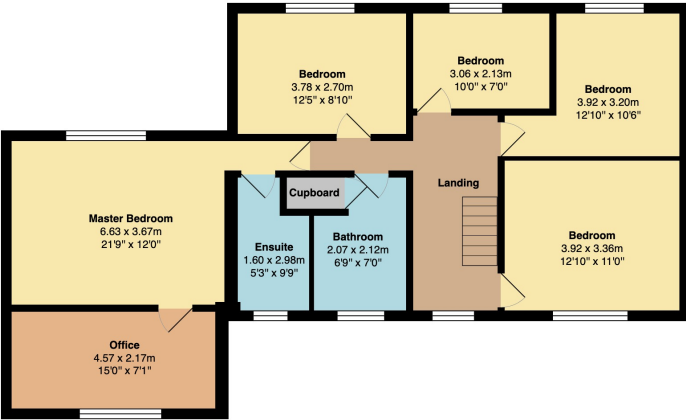
Rear: A flagged patio area, outside water tap, well maintained lawn area with well established borders and shrubs, barbecue area, pergola, wooden shed, fence panel surround and gated access to the side.



Floorplan



Ground Floor
Area: 112.3 m² ... 1209 ft²



First Floor
Area: 95.3 m² ... 1026 ft²

Total Area: 207.6 m² ... 2235 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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