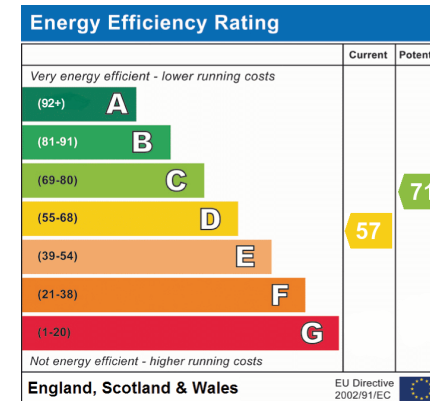


£255,000
Leasehold



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Summary of Property

**** NO ONWARD CHAIN ** VIEWS FRONT AND REAR ** POPULAR LOCATION ** LARGE DRIVEWAY **** Carrwood Hey, Ramsbottom, this well presented three-bedroom semi-detached home is located in one of Ramsbottom's most sought-after residential areas. Ideally positioned within walking distance of local schools and amenities, and only a short drive from the town centre, it offers the perfect setting for those looking to enjoy village living in the heart of Ramsbottom. The property is offered with no onward chain and benefits from gas-fired central heating and double glazing throughout. The accommodation comprises a welcoming storm porch leading into the entrance hallway with guest WC and return staircase to the first floor. The ground floor features a spacious living room with a feature fireplace, a stylish fitted dining kitchen, and two well-proportioned bedrooms. On the first floor there is a generous landing area, a large double bedroom with fitted wardrobes, and a four-piece family bathroom in a modern white suite. Externally, the property boasts a well-maintained garden to the front and a long tarmac driveway providing ample off-road parking. To the rear, there is a private, low-maintenance garden laid to lawn and paving, complemented by a decked patio area which enjoys pleasant views over adjoining school playing fields. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold

Local Authority/Council Tax: Bury Council: C Annual Amount: £2146.28 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 1000Mbps Upload: 1000Mbps

Local Authority

Bury Council

Band C

Tax Band Amount: £2146.28

Room Descriptions

Ground Floor

Front Porch

UPVC double glazed front door and tiled flooring.

Hallway

Large under the stairs storage cupboard, radiator, ceiling point and stairs leading to the first floor landing.

Guest WC

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

Lounge

Double glazed front window, gas wall mounted fire with brick surround, radiator, wall light and ceiling points.

Dining Kitchen

A modern range of wall units with complementary worksurface, single bowl sink unit with drainer, four ring gas hob with extractor unit above, electric oven, plumbed for washing machine, breakfast bar, radiator, part tiled walls, tiled flooring, ceiling points and double glazed rear window.

Rear Porch

UPVC double glazed back door and tiled flooring.

Bedroom Two

UPVC double glazed sliding patio door, tiled flooring, radiator and ceiling point.

Bedroom Three

Double glazed front window, radiator, wooden flooring, loft access and ceiling point.

First Floor

Landing

Double glazed side window, large storage cupboards into the eaves, fitted wardrobes and ceiling point.

Bedroom One

UPVC double glazed front window, radiator, built-in wardrobes and storage cupboard housing the combi boiler, loft access and ceiling point.

Family Bathroom

A four piece white suite comprising of a walk-in shower unit with electric shower, panel bath with mixer tap, low level WC, wash hand basin, radiator, part tiled walls, tiled flooring, ceiling point and UPVC double glazed signed window.

Outside

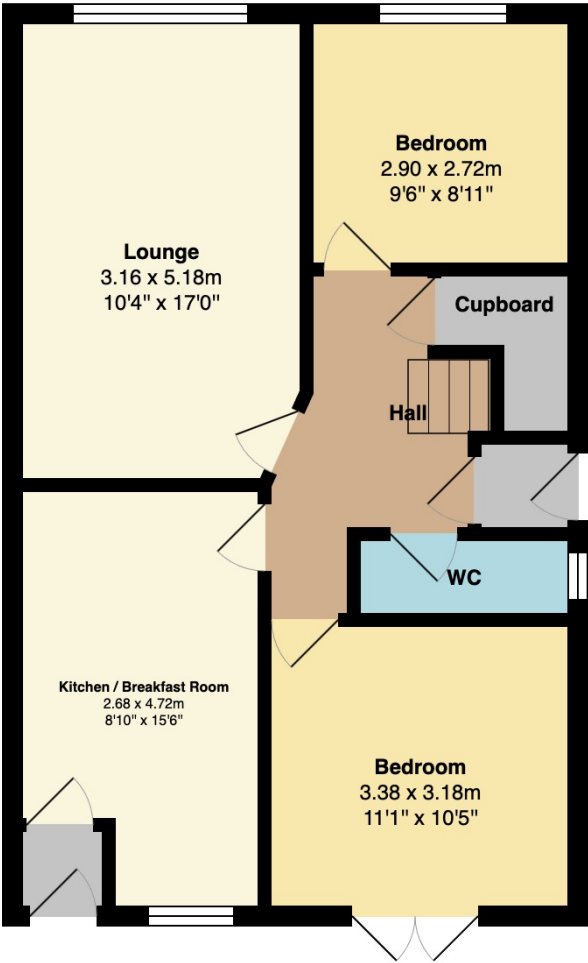
Parking & Gardens

Front: A well maintained and low maintenance garden with paved patio area, lawn area, borders and shrubs, decked patio area, wooden shed, fence panel surround and gated access to the side.

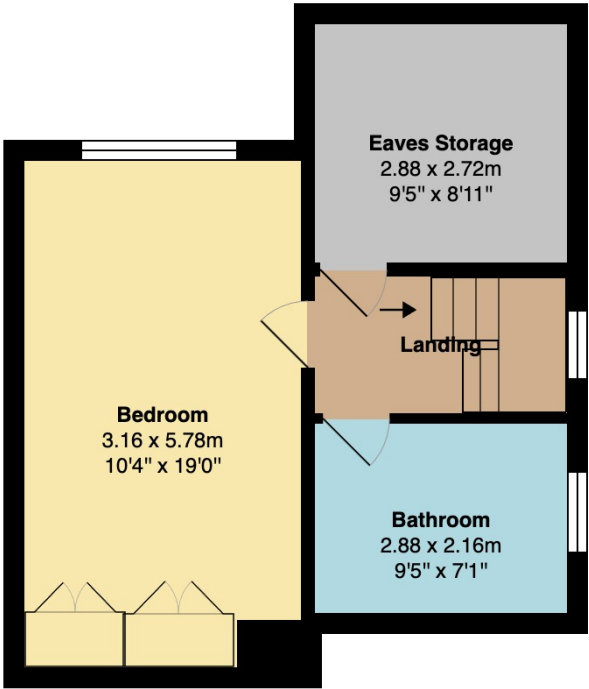
Rear: A large tarmac driveway for off-road parking, well-maintained lawn area with well established borders and shrubs. Open views over school playing field.



Floorplan



Ground Floor
Area: 62.6 m² ... 674 ft²



First Floor
Area: 38.4 m² ... 414 ft²

Total Area: 101.0 m² ... 1087 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.