



Stanford Hall Crescent, Ramsbottom, Bury, Lancashire BL0 9FD





Features

- An extremely well presented three bedroom detached family home
- Spacious Lounge with French patio doors
- Entrance hallway & Guest/wc
- Modern Open Plan Dining Kitchen
- Three good sized bedrooms
- Modern En-Suite Shower Room & Family Shower Room

- Fully double glazed and gas central heating
- Flagged driveway, Well maintained front & rear gardens
- Detached brick built garage
- Sold With No Onward Chain
- Viewing highly recommended and strictly by appointment only

Summary of Property

** SOLD WITH NO CHAIN ** NOT OVERLOOKED TO THE REAR ** DETACHED FAMILY HOME, BOASTING AN ENVIABLE POSITION JUST OFF WHITTINGHAM DRIVE ** MUST SEE! ** Stanford Hall Crescent, Ramsbottom is a well-presented, modern three-bedroom detached home enjoys an elevated position on the sought-after Whittingham Drive estate, boasting a generous, private rear garden with woodland views and not overlooked. Ideally located within walking distance of highly regarded schools and close to Ramsbottom town centre, the property also benefits from excellent access to the motorway network. The bright and airy accommodation has been modernised throughout and features a contemporary open-plan dining kitchen and stylish shower rooms. It is offered for sale with no onward chain and benefits from double glazing and gas-fired central heating. The accommodation comprises: an entrance hallway with WC/cloakroom, a spacious living room with French patio doors, and a remodelled open-plan dining kitchen. To the first floor are three well-proportioned bedrooms, including a main bedroom with a modern en-suite shower room, and a sleek family shower room. Externally, the property offers a well-maintained front garden, generous rear gardens with a patio area, a large flagged driveway to the side, and a detached brick-built garage. Viewing is highly recommended and strictly by appointment only via our Ramsbottom office.

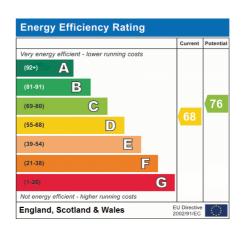
Tenure: Leasehold - £80 a year

Local Authority/Council Tax

Bury Council: D Annual Amount: £2414.58 Approx.

Flood Risk: Very Low

Broadband availability



Local Authority

Bury Council
Band D
Tax Band Amount: £2414.58

Room Descriptions

Ground Floor

Entrance Hallway

A composite double glazed front door, radiator, under stairs storage cupboard, stairs leading to the first floor landing.

Guest WC

A two piece suite comprising of a low level WC, wash hand basin, radiator, part tiled walls, ceiling point and double glazed circular front window.

Lounge

UPVC double glazed front window, UPVC double glazed French patio doors, radiators, Electric fire with feature surround, TV point, ceiling coving and ceiling point.

Open Plan Dining Kitchen

A modern fully fitted kitchen with a range of wall and base units, complementary work surfaces, four ring electric hob with extractor unit above, electric oven, plumbed for washing machine, Integrated fridge and freezer, radiators, wood effect flooring, ceiling point, storage cupboard and UPVC double glazed front and rear windows. UPVC double glazed back door.

First Floor

Landing

UPVC double glazed rear window and ceiling point.

Bedroom One

Two UPVC double glazed front windows, radiator, fitted wardrobes and units, ceiling point.

En Suite Shower Room

A modern three-piece suite comprising of a walk-in shower unit with electric shower, low level WC, wash hand basin with storage cupboard underneath, chrome towel radiator, wood effect flooring, ceiling point and UPVC double glazed side window.

Bedroom Two

UPVC double glazed front window, built-in storage cupboard housing the water tank, radiator and ceiling point.

Bedroom Three

UPVC double glazed rear window, radiator and ceiling point.

Family Shower Room

A modern three-piece suite comprising of a walk-in shower unit with electric shower, low level WC, wash hand basin with storage cupboard underneath, wall mounted mirror, towel radiator, wood effect flooring, ceiling point and UPVC double glazed rear window.

Outside

Garage

A single detached brick garage with manual up and over garage door, power points and ceiling point.

Gardens & Parking

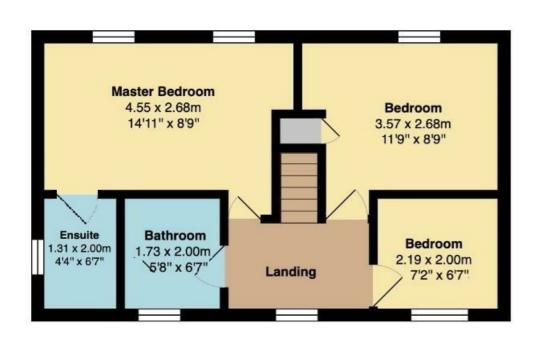
Front: A large flagged driveway providing off-road parking, well-maintained lawn area with borders and shrubs.

Rear: A well-maintained garden with lawn area, borders and shrubs, gated access to both sides, flagged











First Floor Area: 40.1 m² ... 431 ft² Ground Floor Area: 53.4 m² ... 574 ft²

Total Area: 93.4 m2 ... 1006 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.