

£450,000
Freehold



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ESTATE AGENTS

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Features

- STUNNING THREE DOUBLE BEDROOM DETACHED HOME
- LARGE CORNER PLOT
- SEPARATE STUDIO FOR WORKING FROM HOME
- TWO LARGE RECEPTION ROOMS WITH FEATURE FIREPLACE
- MODERN FITTED DINING KITCHEN, UTILITY ROOM & GUEST WC
- BRAND NEW CONTEMPORARY EN-SUITE SHOWER ROOM & FOUR PIECE FAMILY BATHROOM
- LARGE DRIVEWAY FOR AMPLE OFF ROAD PARKING
- INDIAN PAVED PATIO AREA PERFECT FOR ENTERTAINING
- LARGE HALLWAY & GALLERY LANDING
- VIEWING IS HIGHLY RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

Summary of Property

**** A BEAUTIFUL THREE DOUBLE BEDROOM, DETACHED HOME WITH GORGEOUS INTERIORS AND DELUXE OUTDOOR ENTERTAINING SPACE ** SEPARATE STUDIO - IDEAL FOR WORKING FROM HOME ** TWO LARGE RECEPTION ROOMS ** CORNER PLOT ** MUST SEE!! **** Occupying a prime position in one of Ramsbottom's most desirable and convenient locations, this distinguished three-bedroom detached residence is proudly introduced to the market. Immaculately presented throughout and ready for immediate occupation, the property offers an exceptional opportunity for the discerning family seeking a stylish home within close proximity to local amenities, acclaimed schools, and major transport links to Manchester, Bury, and Rossendale. Designed with both comfort and practicality in mind, the home enjoys a superbly considered internal layout that flows effortlessly through to an impressive bespoke outbuilding, providing versatile accommodation ideal for a variety of uses.

Upon entering, a welcoming hallway with a bespoke staircase leads to the first floor and provides access to a cloakroom/WC, a formal dining room, and a generously proportioned living room complete with an elegant feature fireplace. The dining room opens through double doors into a contemporary fitted dining kitchen, appointed with modern units and high-quality finishes, which in turn grants access to a practical utility room. The utility room connects conveniently back to the living room, which enjoys sliding doors opening directly onto the rear garden, creating a seamless transition between indoor and outdoor living spaces. To the first floor, a galleried landing leads to three well-appointed double bedrooms, a storage room, and a stylish family bathroom. The principal bedroom further benefits from a stunning, newly installed three-piece en-suite shower room.

Externally, the property offers an exceptional outdoor entertaining space designed for both leisure and functionality. The bespoke outbuilding provides a substantial multi-purpose area, complete with a bar and studio featuring underfloor heating, ideal for home working, fitness, or recreation. The rear garden further includes a dedicated barbecue and seating area, perfect for al fresco dining and social gatherings. To the front, the property is enhanced by elevated gravelled bedding areas and a generous driveway providing off-road parking for several vehicles.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Local Authority

Bury Council

Band E

Tax Band Amount: £2951.15

Room Descriptions

Ground Floor

Entrance Hallway

UPVC double glazed front entrance door, central heating radiator, oak effect Karndean flooring, stairs to the first floor and doors to WC and two reception rooms.

Guest WC

Central heating radiator, dual flush WC, pedestal wash basin, extractor fan, spotlights and oak effect Karndean flooring.

Lounge

UPVC double glazed window, two central heating radiators, television point, polished limestone fireplace with recessed living flame gas fire, coving, UPVC double glazed sliding door to the rear and door to the utility.

Dining Room

UPVC double glazed window, central heating radiator, coving and spotlights.

Dining Kitchen

UPVC double glazed window with fitted shutters, central heating radiator, range of contemporary wall and base units with granite surfaces, island with coordinating units and worktop, breakfast bar, Stoves range cooker with seven ring gas hob, extractor hood, integrated dishwasher, enclosed boiler, grey slate Karndean flooring and double doors to reception room two.

Utility Room

Central heating radiator, stainless steel sink with mixer tap, grey slate Karndean flooring, door to the kitchen and UPVC double glazed frosted door to the rear.

First Floor

Landing

Velux window and doors to three bedrooms, bathroom and large storage cupboard.

Bedroom One

UPVC double glazed window, central heating radiator, newly fitted wardrobes and door to the en suite.

En-Suite Shower Room

A contemporary three-piece white suite with a large walk-in shower unit, low level WC, wash hand basin, storage cupboards, towel radiator, wall mounted mirror, fully tiled walls and flooring, underfloor electric heating, ceiling spotlights, extraction unit and UPVC double glazed side window

Bedroom Two

UPVC double glazed front window, central heating radiator and fitted wardrobes.

Bedroom Three

UPVC double glazed rear window, central heating radiator and fitted wardrobes.

Family Bathroom

UPVC double glazed frosted rear window, central heating radiator, low basin WC, vanity top wash basin, double panelled bath, electric feed shower unit, tiled elevations and Karndean flooring.

Outside

Studio

Double glazed bi-folding doors, power points, ceiling spot lights and ceiling window.

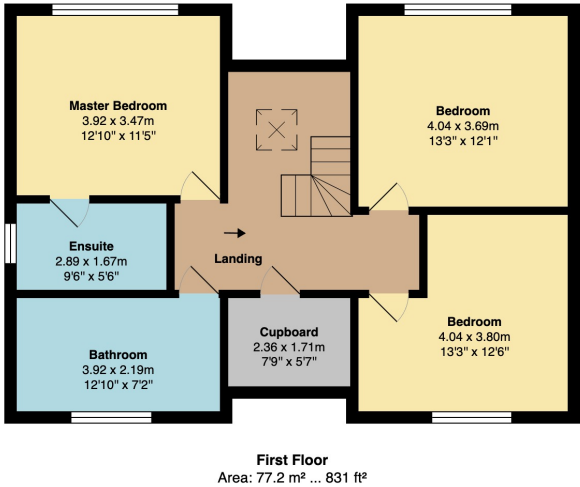
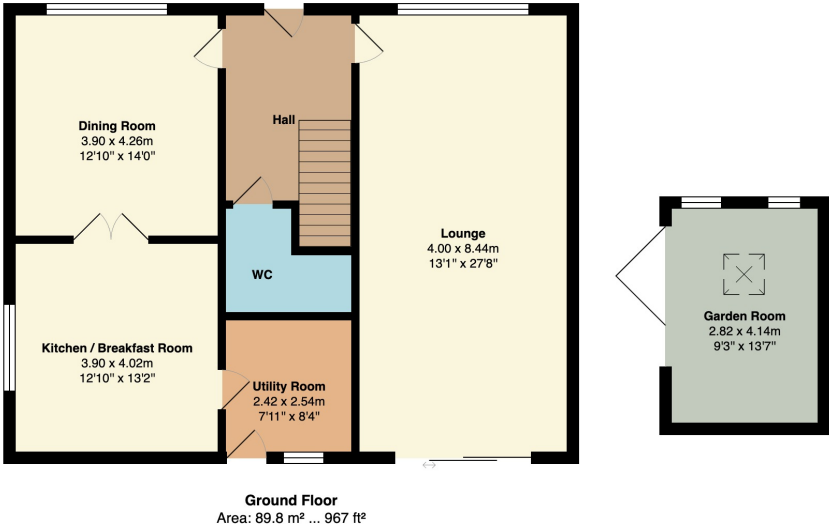
Parking & Gardens

Front - Driveway providing off road parking for several cars and gravel chipped bedding areas.

Rear - Indian stone paved patio with seating and BBQ area, bespoke outdoor entertainment area ideal for a hot tub area, bar and a studio.



Floorplan



Total Area: 178.7 m² ... 1923 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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