

£345,000  
Freehold



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### Features

- A Three Bedroom Family Detached Family Home with Woodland Aspect
- Spacious Lounge with feature bay fronted window
- Potential Guest WC & Entrance Hallway
- Dining Room & Fitted Breakfast Kitchen
- Three Piece Family Bathroom
- Garage & Driveway for Off Road Parking
- Not Overlooked at Rear - Woodland Views
- Sold With No Onward Chain & Vacant Possession
- Well Maintained Established Front & Rear Gardens
- Viewing Highly Recommended And Is Strictly By Appointment Only

## Summary of Property

**\*\* SOLD WITH NO ONWARD CHAIN \*\* NOT OVERLOOKED TO THE REAR - WOODLAND VIEWS\*\* FREEHOLD PROPERTY \*\* MUST SEE!! \*\* SET IN PRIME LOCATION, ON THE WHITTINGHAM DRIVE ESTATE \*\*** An attractive and well-presented three-bedroom detached, bay-fronted family home, ideally positioned on a generous plot within the highly sought-after Whittingham Drive Estate. Boasting fantastic woodland views, the property benefits from a private aspect and is not overlooked. Tucked away in a quiet cul-de-sac within this exclusive residential development in the heart of Ramsbottom, the home falls within the catchment area for Woodhey High School and is conveniently located close to Ramsbottom Town Centre, offering a variety of shops, cafés, and local amenities—making it an ideal choice for a growing family. The bright and spacious accommodation briefly comprises an entrance hallway, a large storage room with installed pipework offering potential for conversion into a guest WC, a generous lounge with a front-facing bay window, a separate dining room, and a fitted kitchen. To the first floor, there are three well-proportioned bedrooms and a modern three-piece family bathroom. Externally, the property features well-maintained gardens to both the front and rear, predominantly laid to lawn, along with a single garage and a driveway providing off-road parking for several vehicles. Additional benefits include gas central heating via a combination boiler and uPVC double glazing throughout.

Tenure: Freehold

Local Authority/Council Tax: Bury Council: D Annual Amount: £2555.15 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 2000Mbps Upload: 2000Mbps

Mobile Coverage: EE - Good outdoor and in-home, Vodafone - Good outdoor, variable in-home, Three - Good outdoor and in-home, O2 -

### Local Authority

Bury Council

Band D

Tax Band Amount: £2555.15

## Room Descriptions

### Ground Floor

#### Entrance Hallway

UPVC double glazed front door, ceiling coving and ceiling point.

#### Large Storage Cupboard/ Potential Guest WC

UPVC double glazed side window, radiator and ceiling point.

#### Lounge

UPVC double glazed bay fronted window, electric fire with surround, radiators, ceiling coving, ceiling point and stairs leading to the first floor landing.

#### Dining Room

UPVC double glazed French patio doors, radiator, ceiling coving and ceiling point.

#### Kitchen

A range of wall and base units with complementary work surfaces, four ring gas hob with extractor unit above, double electric oven, single bowl sink unit with drainer, part tiled walls, radiator, plumbed for washing machine, integrated fridge and freezer, ceiling, ceiling point and UPVC double glazed rear window and back door.

### First Floor

#### Landing

UPVC double glazed side window, loft access, storage cupboard housing the Combi boiler, ceiling coving and ceiling point.

### Bedroom One

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

### Bedroom Two

UPVC double glazed rear window, fitted wardrobes, radiator, ceiling coving and ceiling point.

### Bedroom Three

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

### Family Bathroom

A three-piece white suite comprising of a panel bath with mixer taps, electric shower above, low level WC, wash hand basin, chrome towel radiator, fully tiled walls and flooring, ceiling point and UPVC double glazed rear window.

### Outside

#### Garage

Manual up and over door, power points, shelves and ceiling point.

#### Parking & Gardens

Front: Flagged driveway, well maintained lawn area and borders.

Rear: A large flagged paved patio area, well maintained lawn areas, well maintained borders and shrubs, fence panels surround, gated access to the side, outside water tap. Woodland Views and beyond.



**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.