

£405,000  
Freehold



JS  
JONSIMON  
ESTATE AGENTS

JS  
JONSIMON  
ESTATE AGENTS



### Features

- A simply stunning four bedroom detached family home on a quiet cul-de-sac
- Spacious Lounge with feature wall mounted fire
- Guest WC, Large Entrance Hallway & Office/Gym
- En-Suite Shower Room & Family Shower Room
- Stunning bespoke open plan fitted sitting room, dining kitchen with appliances
- Fully double glazed and gas central heating
- Situated on the very popular Whittingham Drive estate
- Bright & Airy Accommodation with Modern Decor
- Tarmac driveway leading to a garage
- Well maintained front and rear gardens with resin patio area
- Viewing Highly Recommended and is Strictly By Appointment Only

## Summary of Property

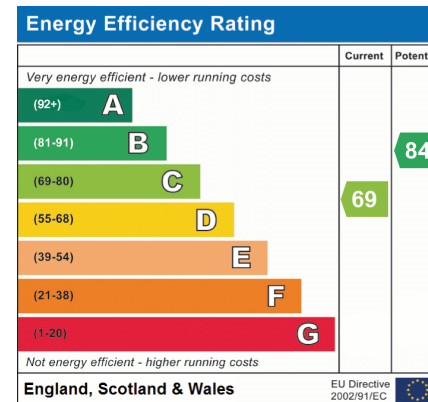
**\*\* SOUGHT AFTER LOCATION \*\* A INDIVIDUAL FOUR BEDROOM DETACHED FAMILY HOME \*\* STUNNING OPEN PLAN SITTING ROOM DINING ROOM & KITCHEN \*\*MODERN GUEST, EN-SUITE SHOWER ROOM & FAMILY SHOWER ROOM \*\* OFFICE/GYM**

\*\* Smithills Hall Drive is an immaculately presented and generously proportioned four-bedroom family home, located within a highly desirable residential development in the heart of Ramsbottom. Positioned at the end of a peaceful cul-de-sac on an attractive plot, the property enjoys a spacious rear garden and excellent privacy. Beautifully maintained by the current owner, this impressive home is ideally suited to growing families seeking additional space. The stylish interior is decorated in neutral tones throughout, creating a bright, warm, and welcoming feel. Further benefits include gas central heating and UPVC double glazing. The well-planned accommodation briefly comprises a large entrance hallway, a spacious lounge with a feature wall-mounted fire, and an outstanding open-plan kitchen complete with integrated appliances. There is also a sitting room, dining room, a versatile external-access office/gym ideal for home working, and a contemporary guest WC. To the first floor are four generously sized bedrooms, including a modern en-suite shower room, alongside a stylish three-piece family shower room. Externally, the property offers a tarmac driveway providing ample off-road parking, a storage garage, a low-maintenance front garden, and a beautifully maintained, private rear garden with resin patio area perfect for outdoor entertaining. Ideally situated within walking distance of excellent schools, local shops, restaurants, scenic countryside walks, and convenient transport links, this superb family home must be viewed to be fully appreciated. Viewings are highly recommended and strictly by appointment through our Ramsbottom office.

Tenure: Freehold

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

Flood Risk: Very Low



### Local Authority

Bury Council  
 Band D  
 Tax Band Amount: £2555.15

## Room Descriptions

### Ground Floor

#### Entrance Hallway

Composite double glazed frosted front door, central heating radiator, coving, smoke detector, under stairs storage, tiled flooring, oak doors leading to reception room, WC and stairs to first floor.

#### Guest WC

UPVC double glazed frosted window, heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, integrated storage and tiled flooring.

#### Lounge

Central heating radiator, coving, living flame gas fire, television point, two feature wall lights, solid oak flooring, oak single glazed frosted door to kitchen/dining area and UPVC double glazed French doors to rear.

#### Dining Kitchen/Sitting Room

Two UPVC double glazed windows, central heating radiator, coving, range of panelled wall and base units with granite work surfaces, composite sink and drainer with mixer tap, integrated high rise double oven, four ring gas hob and extractor hood, space for fridge freezer, integrated dishwasher, television point, tiled flooring and UPVC double glazed frosted door to rear.

#### External Office/Gym

UPVC double glazed window, central heating radiator, spotlights, integrated Main Eco combi boiler and wood effect lino flooring.

### First Floor

#### Landing

UPVC double glazed frosted feature window, central heating radiator, loft access, smoke detector, oak doors leading to four bedrooms, shower room and storage cupboard.

#### Bedroom One

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

#### En-Suite Shower Room

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, electric feed shower enclosed, PVC panelled elevations, extractor fan and tiled flooring.

#### Bedroom Two

UPVC double glazed window and central heating radiator.

#### Bedroom Three

UPVC double glazed window and central heating radiator.

#### Bedroom Four

UPVC double glazed window and central heating radiator.

#### Shower Room

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in double direct feed rainfall shower with rinse head, tiled elevations, LED illuminated mirror, spotlights, extractor fan and tiled flooring.

#### Outside

##### Garage

Manual up and over door - Not full size garage.

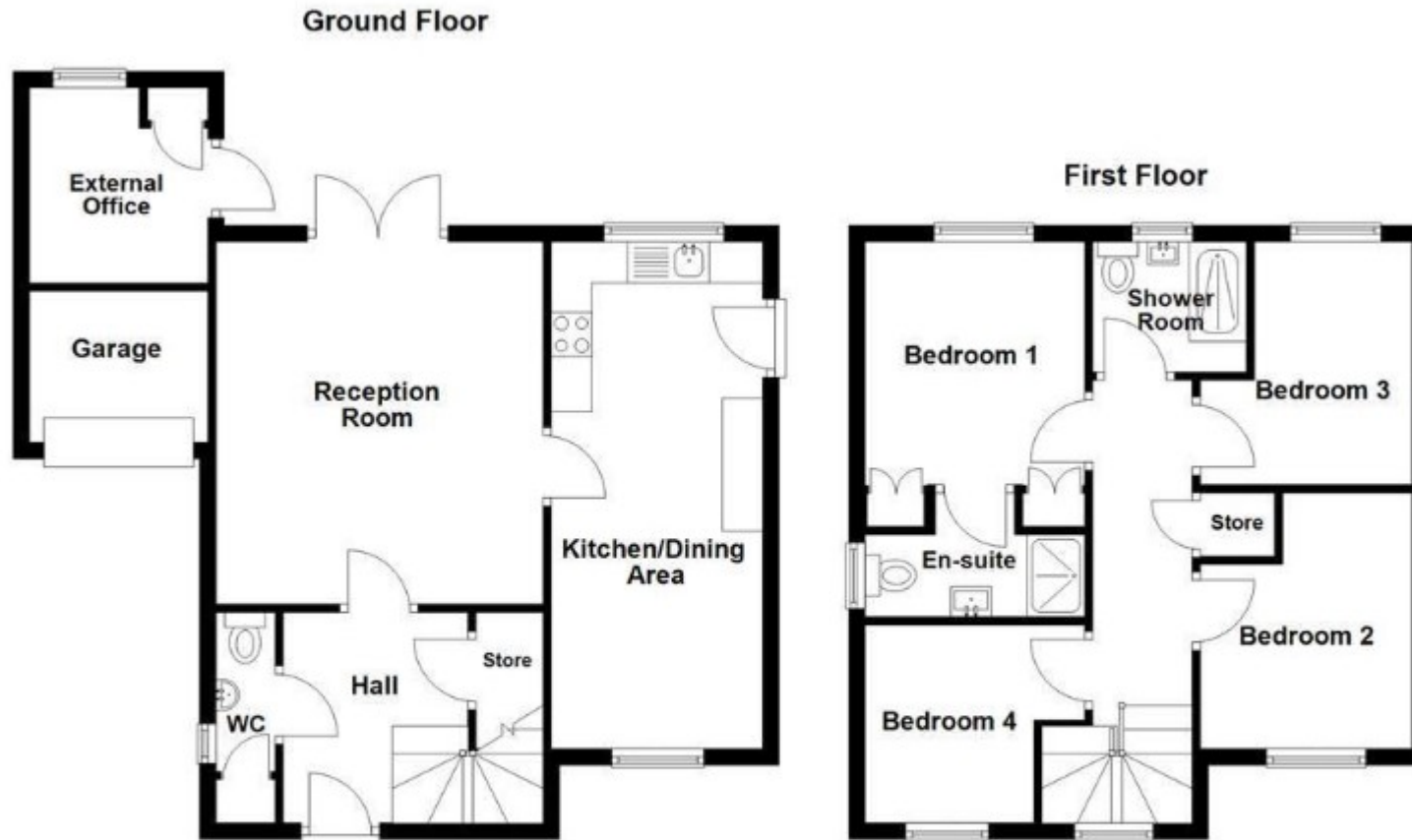
##### Parking & Gardens

Front: Front - Laid to lawn garden, tarmac driveway and access to storage garage.

Rear: Enclosed garden with laid to lawn, stone chip resin, bedding areas, mature shrubbery and access to external office.



# Floorplan



## 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.