

£375,000  
Freehold



**JS** SIMON  
ESTATE AGENTS

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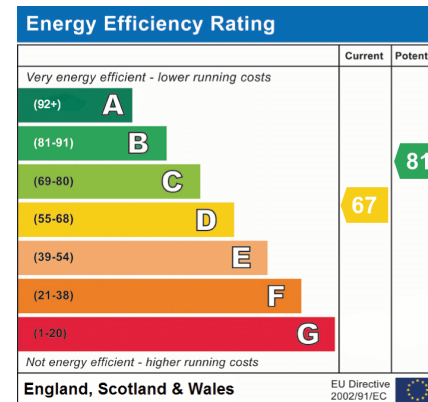
## Features

- A well presented four bedroom extended detached family home on a cul-de-sac
- Not overlooked at the rear with woodland views
- Modern En-Suite Shower Room & Family Bathroom
- Guest WC, Entrance Hallway & Utility room
- Modern fitted kitchen
- Spacious lounge with feature wall fire
- Conservatory at the rear
- Fully double glazed and gas central heating
- Bright & Airy Accommodation with Modern Decor
- Tarmac double driveway leading to a single garage Plus additional flagged driveway
- Large front garden & Paved and decked patio areas to the rear
- Viewing highly recommended and is strictly by appointment only

## Summary of Property

**\*\* WOODLAND ASPECT TO THE REAR \*\* MODERN EN-SUITE SHOWER ROOM & FAMILY BATHROOM \*\* LARGE FRONT GARDEN & PARKING \*\* UTILITY ROOM \* GUEST WC \*\* MUST SEE! \*\*** Situated at the head of a quiet and highly sought-after cul-de-sac, this beautifully presented four-bedroom detached family home occupies a generous plot on Ripon Hall Avenue, Ramsbottom. Set well back from the road behind an extensive lawned frontage, the property enjoys a pleasant degree of privacy and benefits from a picturesque woodland backdrop to the rear, ensuring it is not overlooked. Ideally positioned within easy walking distance of well-regarded local schools and just a short drive from Ramsbottom town centre, the property also offers convenient access to the regional motorway network, making it an excellent choice for families and commuters alike. The accommodation is immaculately maintained throughout and benefits from gas-fired central heating and UPVC double glazing. Upon entering, a welcoming entrance hallway provides access to a guest WC/cloakroom and leads through to a spacious and light-filled living room, centred around an attractive feature fireplace. A separate dining room offers an ideal space for formal entertaining and flows seamlessly into the conservatory, which enjoys delightful views over the rear garden. The modern fitted kitchen is well-appointed with a range of contemporary units and integrated appliances, complemented by a practical utility room providing additional storage and workspace. To the first floor, the property offers four well-proportioned bedrooms, including a generous principal bedroom with a stylish modern en-suite shower room. The remaining bedrooms are served by a contemporary three-piece family bathroom, finished to a high standard. Externally, the property boasts exceptional kerb appeal with a substantial lawned front garden, additional parking area, and a large tarmac driveway providing ample off-road parking and access to the integral single garage. To the rear, the generous enclosed gardens have been thoughtfully landscaped to create an attractive and private outdoor space. Features include block-paved pathways, patio seating areas, a raised timber deck ideal for outdoor dining and entertaining, and well-stocked flower beds, all enjoying a peaceful woodland outlook. A superb family home in a desirable residential location, early viewing is strongly recommended to fully appreciate the size, setting and quality of accommodation on offer.

Tenure: Freehold



## Local Authority

Bury Council  
 Band C  
 Tax Band Amount: £2271.24

## Room Descriptions

### Ground Floor

#### Entrance Hallway

Composite double glazed front door, radiator and ceiling point.

#### Guest WC

A two piece suite comprising of a low level WC and wash hand basin.

#### Lounge

UPVC double glazed front window, radiator, wall electric fire, ceiling point and stairs to the first floor landing.

#### Dining Room

Patio door to the conservatory.

#### Conservatory

UPVC double glazed French patio doors, UPVC double glazed windows.

#### Kitchen & Utility Room

A modern range wall and base units, built in electric hob, oven and extractor, integrated fridge and dishwasher, tiled elevations, window to the rear. UPVC double glazed rear windows.

### First Floor

#### Landing

Landing area with loft access.

#### Bedroom One

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

#### En-Suite Shower Room

A modern shower room comprising, wc, wash hand basin and walk-in shower unit, tiled elevations, UPVC double glazed window to the side.

#### Bedroom Two

UPVC double glazed windows to the front and rear, radiator and ceiling point.

#### Bedroom Three

UPVC double glazed window to the rear, radiator and ceiling point.

#### Bedroom Four

UPVC double glazed window to the front, radiator and ceiling point.

#### Family Bathroom

Briefly comprising, wc and vanity unit, panel bath with shower over, tiled elevations and flooring, UPVC double glazed window to the rear.

#### Outside

#### Garage & Parking

Single garage with large tarmac driveway for ample off road parking. Additional flagged driveway.

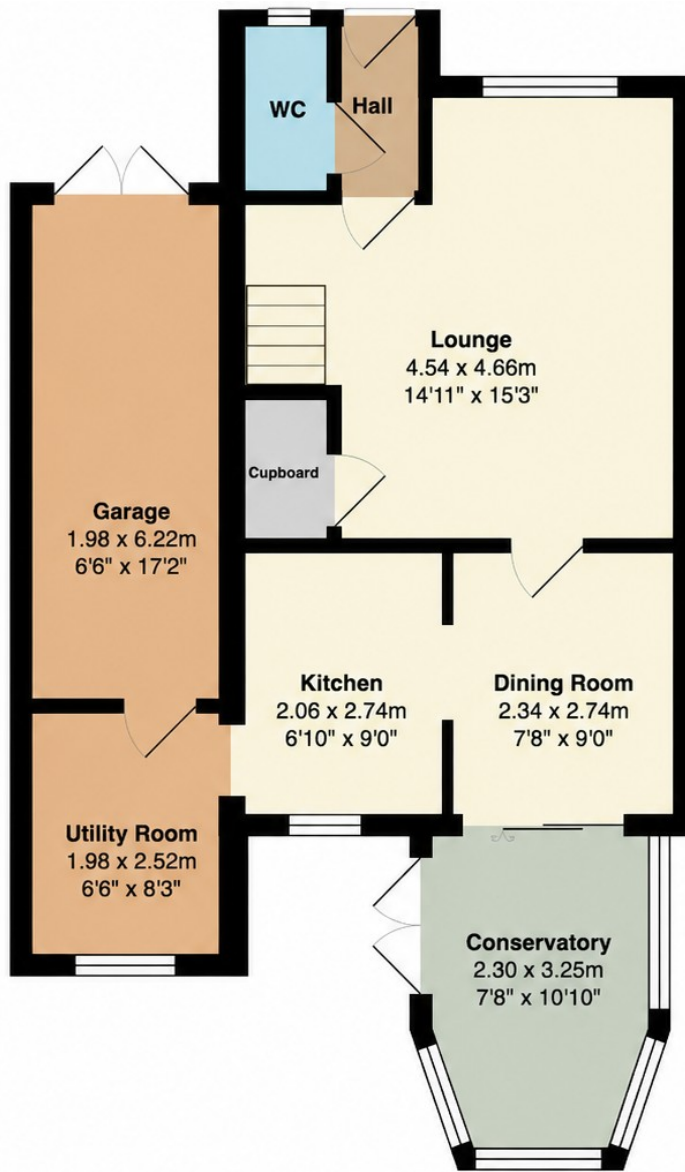
#### Gardens

Outside the house has a large lawned garden forecourt and parking area leading to an integral garage, to the rear there are generously sized enclosed gardens with block paved paths and patio and raised deck with flower beds.

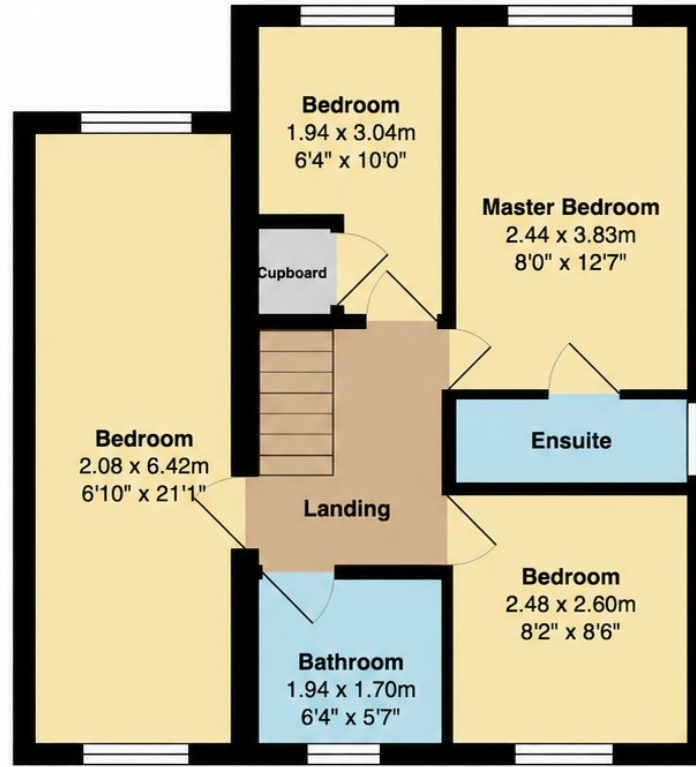
Woodland aspect to the rear providing the property not overlooked.



# Floorplan



**Ground Floor**  
Area: 60.8 m<sup>2</sup> ... 655 ft<sup>2</sup>



**First Floor**  
Area: 49.6 m<sup>2</sup> ... 534 ft<sup>2</sup>

**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.

**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.