

£495,000
Freehold



JON SIMON
ESTATE AGENTS

JON SIMON
ESTATE AGENTS

Maple Grove, Ramsbottom, Bury, Lancashire BL0 0AN



Features

- A Superb Four Bedroom Detached Family Home
- Vestibule, Hallway & Modern Guest WC
- Spacious Lounge & Garden Room
- Open Plan Dining Kitchen
- Modern En-Suite Shower Room & Four Piece Family Bathroom
- Double/Triple Glazed Windows & Gas Central heated
- Double Garage & Store Room
- Large Block Paved Driveway & Well Maintained Gardens
- Situated On A Quiet Private Cul-De-Sac With Views Of Peel Tower
- Viewing Is Highly Recommended and Strictly By Appointment Only

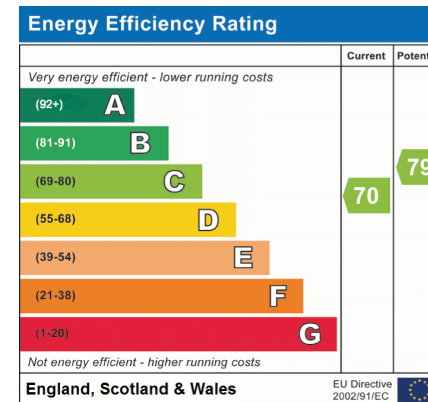
Summary of Property

**** THREE RECEPTIONS ** QUIET CUL-DE-SAC LOCATION ** VIEWS OF PEEL TOWER ** EN-SUITE SHOWER, DOWNSTAIRS WC & FAMILY BATHROOM ** MUST SEE! **** Occupying a generous plot within the peaceful cul-de-sac of Maple Grove, just off Bury New Road on the outskirts of the highly sought-after town of Ramsbottom, this beautifully presented detached family home offers spacious and versatile accommodation, stunning views towards Peel Tower, and excellent accessibility features throughout. The well-planned accommodation briefly comprises a welcoming entrance vestibule leading into a spacious reception hallway, a generous lounge with sliding doors opening into a bright garden room with patio doors providing direct access to the rear garden, an impressive open-plan dining kitchen fitted with a comprehensive range of modern units, and a contemporary ground floor W.C. To the first floor, the property boasts four well-proportioned bedrooms, including a principal bedroom with a stylish en-suite shower room, together with a luxurious four-piece family bathroom finished to a high standard. Further benefits include double and triple glazing, gas-fired central heating, an intruder alarm system, and thoughtfully designed disabled access throughout the property. Externally, the home is surrounded by well-maintained gardens to three sides, while a substantial block-paved driveway provides ample off-road parking for several vehicles and leads to a detached double garage. To the rear of the garage is a generous store room offering excellent potential as a home office, gym, or hobby room, subject to any necessary consents. Perfectly positioned to enjoy far-reaching views towards the iconic Peel Tower, yet within easy reach of Ramsbottom's vibrant town centre, excellent local amenities, highly regarded schools, and major motorway links, this outstanding family home combines peaceful surroundings with exceptional convenience. Viewing is essential to fully appreciate the size, setting, and quality of accommodation on offer and is strictly by appointment through our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax: Bury Council: F Annual Amount: £3690.77 Approx.

Flood Risk: Very Low



Local Authority

Bury Council

Band F

Tax Band Amount: £3690.77

Room Descriptions

Ground Floor

Vestibule

A composite double glazed front door and window, ceiling point.

Hallway

UPVC double glazed rear window and back door, radiator, ceiling point and stairs leading to the first landing.

Guest WC

A modern three piece white suite comprising of a low level WC, wash hand basin with storage cupboard underneath, radiator, wall mounted mirror, tiled flooring, tiled walls, ceiling point and UPVC double glazed front window.

Lounge

UPVC double glazed front window, radiators, solid wood flooring, TV point, ceiling coving, ceiling points and UPVC double glazed sliding patio doors.

Garden Room

UPVC double glazed French patio doors, UPVC double glazed windows, laminate flooring, power points and ceiling spotlights.

Open Plan Dining Kitchen

A modern range of wall and base units with complimentary work surface, 1 1/2 bowl sink unit with drainer, four ring electric hob with extractor above, electric oven, integrated microwave, dishwasher and washing machine, boiler, part tiled walls, radiator, ceiling spotlights and UPVC double glazed front window.

Dining Area

UPVC double glazed rear window, radiator, solid wood flooring, loft access and ceiling point.

First Floor

Landing

UPVC double glazed rear window, loft access, storage cupboard housing the water tank, ceiling coving and ceiling point.

Bedroom One

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

En-Suite Shower Room

A modern three piece white suite comprising of a large walk-in shower unit, low level WC, wash hand basin with storage cupboard

underneath, tiled walls and flooring, radiator, spotlights and UPVC double glazed front window.

Bedroom Two

UPVC double glazed side window, radiator, ceiling coving and ceiling point.

Bedroom Three

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

Bedroom Four

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

Family Bathroom

A modern four piece white bathroom suite comprising of a panel bath with mixer tap and shower head, walk-in shower unit, low level WC, wash hand basin, fully tiled walls and flooring, radiator, ceiling spotlights and UPVC double glazed circular window.

Outside

Garage

Electric up and over garage door, power points, loft access and ceiling point.

Store Room

UPVC double glazed rear window and ceiling point.

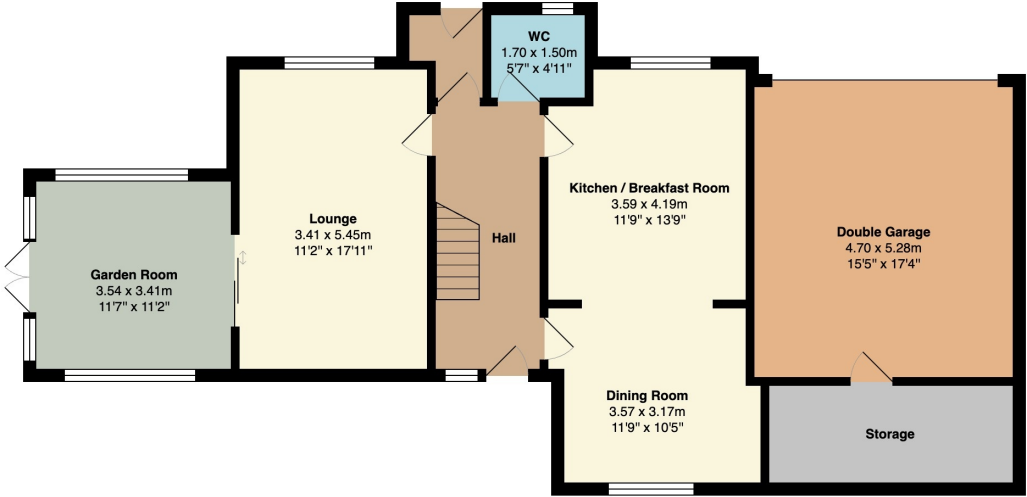
Gardens & Parking

Front: Large block paver driveway for several cars providing a parking, well maintain lawn area with well established Boards and shrubs. Getting access to both sides.

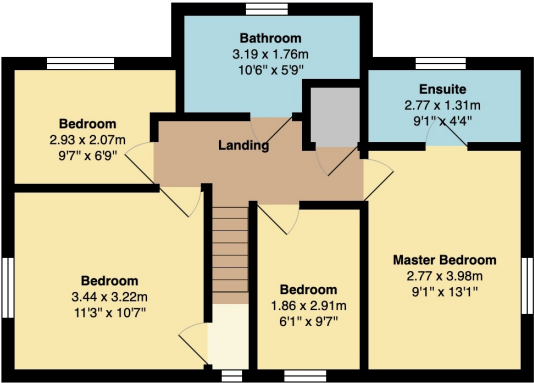
Rear: Flagged patio area, well-maintained lawn area, well established boards and shrubs, additional flagged patio area.



Floorplan



Ground Floor
Area: 107.8 m² ... 1160 ft²



First Floor
Area: 53.4 m² ... 574 ft²

Total Area: 161.1 m² ... 1735 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.