£550,000
Freehold



JS JonSimon Estate Agents

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Features

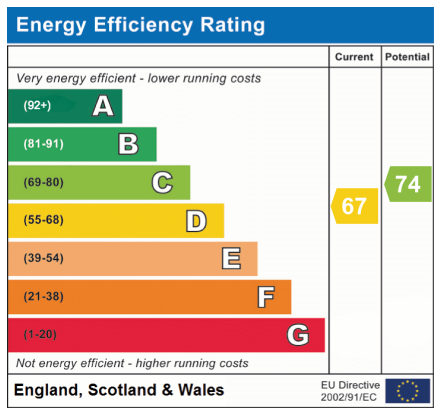
- A Four/Five Bedroom Detached Family Home In The Heart Of Ramsbottom
- Spacious Lounge & Dining Room
- Fitted Kitchen & Utility Room
- Conservatory
- Entrance Hallway & Guest WC
- Three Piece Family Bathroom
- Wrap Around Gardens to All Sides
- Large Tarmac Driveway For Ample Off Road Parking
- No Onward Chain
- Accommodation Arranged Over 3 Floors
- Workshop/Play Room & Store Room
- Viewing Highly Recommended and is Strictly by Appointment Only

Summary of Property

** NO ONWARD CHAIN ** LARGE ELEVATED CORNER PLOT ** FOUR/FIVE BEDROOM FAMILY HOME ** SITUATED IN THE HEART OF RAMSBOTTOM ** A bespoke detached family residence, occupying an elevated position within a private cul-de-sac of just three properties, ideally situated in the heart of Ramsbottom. Offering a rare combination of space, privacy, and versatility, this impressive home is set within a generous plot and enjoys easy access to Ramsbottom town centre, excellent local amenities, highly regarded schools, and convenient transport links.

The property occupies a commanding position with beautifully maintained gardens surrounding the home, featuring a variety of established planting, raised patio areas, ornamental pond, sloping borders, and attractive flower beds, creating a peaceful and private outdoor setting.

Internally, the property offers a substantial and flexible layout that must be viewed to fully appreciate the size, character, and potential on offer. The accommodation is arranged over three levels and benefits from gas-fired central heating and double glazing throughout.



Local Authority

Bury Council
Band F
Tax Band Amount: £3690.77

Room Descriptions

Ground Floor

Entrance Halway
UPVC double glazed front door, laminate flooring, storage cupboards, radiator, ceiling points and stairs leading to the lower ground floor and first floor landings.

Lounge
UPVC double glazed windows, insect fireplace, ceiling coving, radiator and ceiling point.

DIning Room
UPVC double glazed French patio doors and windows, wall lights and ceiling point.

Kitchen
A range of wall and base units with complementary work surface, four ring gas hob with extractor unit above, double electric oven, integrated dishwasher, fridge and freezer, 1 1/2 bowl sink unit with drainer, breakfast bar, under the unit lighting, ceiling point , UPVC double glazed rear window.

Rear Porch/Utility Area
UPVC double glazed rear door and windows, plumbed for washing machine and dryer, tiled flooring and ceiling point.

Conservatory
UPVC double glazed French patio doors and windows, tiled flooring, radiator, power points and wall lights.

Sitting Room/Bedroom Five
UPVC double glazed side window, fitted wardrobes, UPVC double glazed sliding patio doors, radiator and ceiling point.

Bedroom One
UPVC double glazed front and side windows, radiator, fitted wardrobes and unit, wall lights and ceiling point.

Bedroom Two
UPVC double glazed front window, radiator and ceiling point.

Family Bathroom
A modern three-piece white suite comprising of a panel bath with mixer tap, shower above with glass shower screen, low level WC, wash hand basin, radiator, wall mounted mirror, ceiling spotlights and UPVC double glazed rear window.

Lower Ground Floor

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

Study Area
Storage cupboard and ceiling point.

Guest WC
A two piece white suite comprising of a low WC, wash hand basin with electric hot water tap, extractor unit, part tiled walls and ceiling point.

Store Room
Ceiling point and power points.

Play Room/ Workshop
UPVC double glazed door and windows, base units with complimentary work surface, power points and ceiling point.

First Floor

Landing
Storage into the eaves, radiator, combi boiler and ceiling point.

Bedroom
UPVC double glazed side window, radiator, Velux window and storage into eaves.

Bedroom
UPVC double glazed side window, storage into these, Velux window, radiator and ceiling point.

Outside

Gardens & Parking
Front: Large tarmac driveway for off road parking with borders and shrubs.

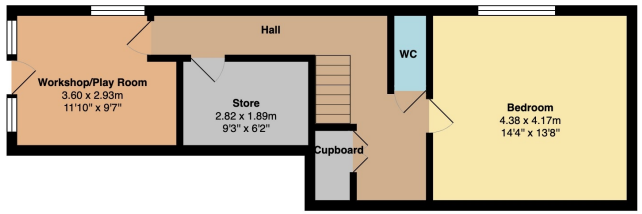
Rear & Sides: A large flagged patio, well established borders and shrubs, outside water tap, pebble area, fence panels surround, vegetable patch, pond with water feature, external lighting, artificial grass sitting area, additional stone patio area. and stone steps.







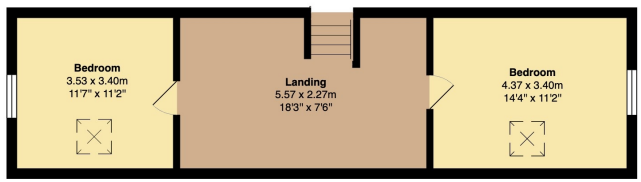
Floorplan



Lower Ground Floor
Area: 49.1 m² ... 529 ft²



Ground Floor
Area: 122.6 m² ... 1320 ft²



First Floor
Area: 46.9 m² ... 505 ft²

Total Area: 218.6 m² ... 2353 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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