£335,000
Leasehold



Marlborough Close, Ramsbottom, Bury, Lancashire BL0 9YU





Features

- A Stunning Detached True Bungalow On a Level Plot
- Spacious Lounge & Dining Room With Feature Fireplace
- Modern Fitted Ramsbottom Kitchen
- Entrance Hallway & Guest WC
- Gas Central Heating & Double Glazed Throughout
- Three Double Bedrooms
- Block Paved Driveway & Detached Garage
- Beautiful Front, Side & Rear Gardens
- Large Corner Plot
- Sold With No Onward Chain
- Situated On A Very Popular Residential Estate
- Viewing highly recommended and strictly by appointment only

Summary of Property

** STUNNING DETACHED THREE BEDROOM TRUE BUNGALOW WITH GARAGE ** LARGE CORNER PLOT WITH BEAUTIFUL GARDENS ** MODERN KITCHEN AND SHOWER ROOM ** NO ONWARD CHAIN ** An immaculately presented and tastefully decorated three double bedroom detached true bungalow on a flat corner plot, situated in a pleasant and desirable location. Well placed for access to Ramsbottom and its many facilities. Comprehensively refurbished throughout to provide a lovely home well worthy of viewing. The bungalow has a stunning interior and benefits from gas fired central heating and is fully double glazed. The property briefly comprises of; a entrance hallway, guest WC, spacious lounge with bay window, separate dining room/bedroom three, modern fitted kitchen, two good sized bedrooms which have fitted furniture, inner hallway, superb three piece shower room. Outside there is a detached brick garage with block paved driveway providing ample off road parking for several cars. There are well maintained front, side and rear gardens packed with shrubs and flowers. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

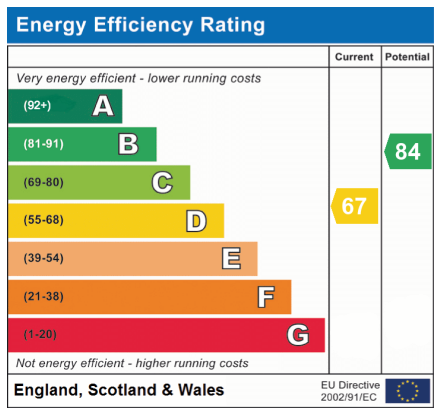
Tenure: Leasehold, Lease Term: 999 years Lease end date: TBC

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

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 10000Mbps Upload: 10000Mbps

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



Local Authority

Bury Council
Band D
Tax Band Amount: £2555.15

Room Descriptions

Ground Floor

Entrance Hallway
UPVC double glazed side door, laminate flooring, ceiling coving, ceiling point and storage cupboard.

Guest WC
A two piece white suite comprising of a low level WC, wash hand basin with storage cupboard underneath, tiled walls and flooring, radiator, ceiling point and UPVC double glazed side window.

Lounge
UPVC double glazed bay fronted window, UPVC double glazed side window, electric fire with feature surround, radiators, wall lights, ceiling coving and ceiling point.

Kitchen
A modern range of wall and base units with complimentary worksurface, one and a half bowl sink unit with drainer, four ring gas hob with extractor unit above, double electric oven, plumbed for washing machine, tiled flooring, under unit lighting, radiator, ceiling spotlights, UPVC double glazed side window and UPVC double glazed back door.

Dining Room / Bedroom Three
UPVC double glazed front window, radiator, laminate flooring, wall lights, ceiling coving and ceiling spotlights.

Inner Hallway
Storage cupboard housing the combi boiler, laminate flooring, ceiling coving, loft access and ceiling point.

Bedroom One
UPVC double glazed rear window, radiator, fitted wardrobes and units, TV point laminate flooring and ceiling point.

Bedroom Two
UPVC double glazed rear door, fitted wardrobes and units, radiator, laminate flooring, ceiling point and ceiling coving.

Shower Room
A modern three-piece white suite comprising of a walk-in shower unit with electric shower, low level WC, wash hand basin with storage cupboards underneath, chrome towel radiator, extractor unit, ceiling spotlights and UPVC double glazed side window.

Outside

Garage & Driveway
Double glazed side window, manual up and over garage door, ceiling point and power points. Block paved driveway for several cars, gated access to seating area.

Gardens
Front: Well maintained lawn areas, borders and shrubs, fence panel surround with gated access.

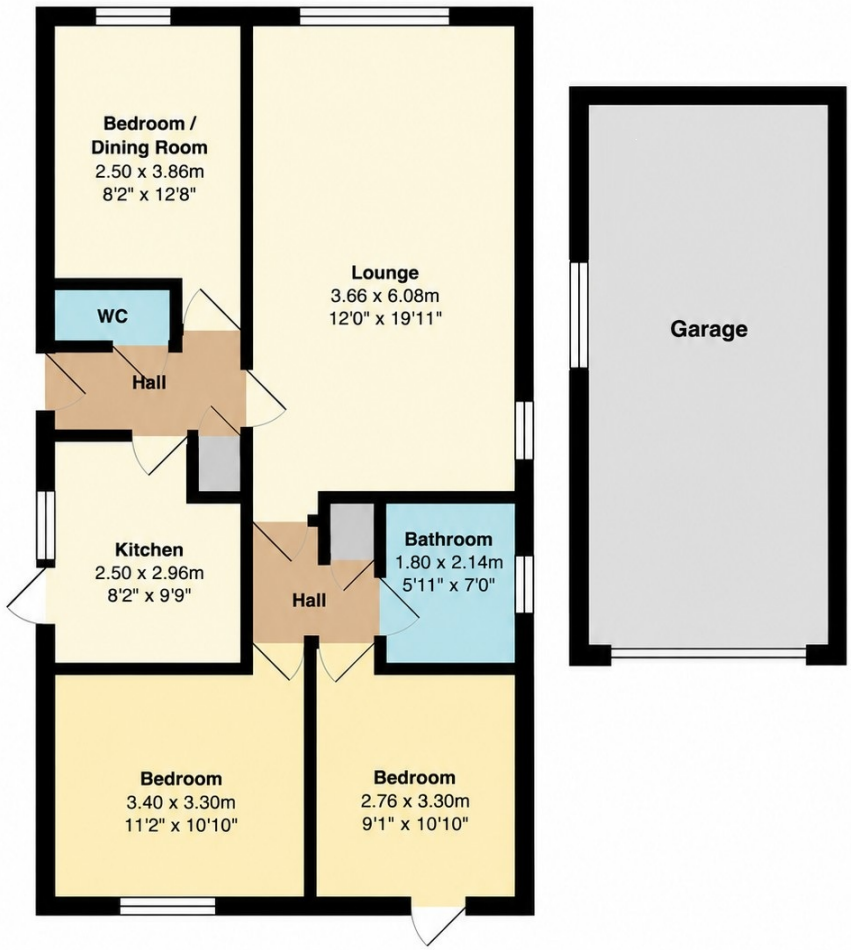
Rear: Low maintenance and well maintained garden with block paving and pebble borders, borders with shrubs, large wooden shed, pond, fence panels surround and gated access to the side.







Floorplan



Ground Floor
Area: 72.6 m² ... 781 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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