
£430,000
Leasehold
JonSimon
Estate Agents
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Lansdowne Close, Ramsbottom, Bury, Lancashire BL0 9WE





Features

- A Stunning Contemporary Detached Family Home
- Bay Fronted Window, Feature Log Burning Stove, Bespoke Fitted Joinery
- Contemporary Dining Kitchen with Appliances
- Modern Guest WC & Study
- Beautiful Extended Garden Room with Media Wall
- Three Good Sized Bedrooms with Main Bedroom Having Fitted Wardrobes
- Superb Brand New Four Piece Family Bathroom
- Low Maintainence Front & Rear Gardens with Patio Area
- Desirable Location on a Popular Estate in Ramsbottom
- A Beautifully Presented, Bright and Spacious Interior, Flooded with Natural Light and Finished to a High Standard Throughout.
- Viewing is a must and is strictly by appointment only

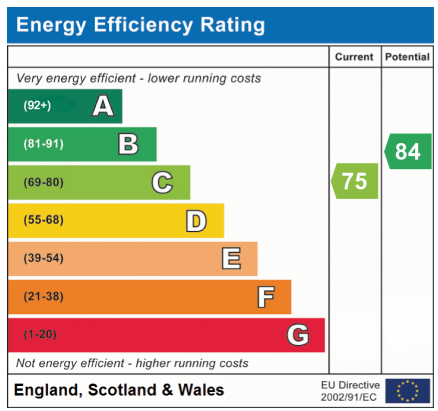
Summary of Property

** PERFECT FAMILY HOME ** STUNNING INTERIOR - TURN KEY READY ** STUNNING OPEN PLAN DINING KITHEN ** MUST SEE! ** Situated within a highly sought-after residential development in the heart of Ramsbottom, this impressive and deceptively spacious family home offers beautifully presented accommodation, generous living spaces and a superb blend of character features and contemporary design. Ideally positioned for access to Ramsbottom town centre, the property is within easy reach of a fantastic range of amenities, including well-regarded schools, independent shops, cafés, restaurants and bars, alongside an abundance of picturesque countryside walks. Excellent transport links and convenient access to the motorway network also make this an ideal location for families and commuters alike.

The property has been meticulously maintained by the current homeowners, who have decorated the entire house throughout to an exceptionally high standard, creating a stylish, welcoming and ready-to-move-into home. Internally, the accommodation is bright, spacious and versatile, offering a wonderful environment for both everyday family life and entertaining.

The ground floor begins with an inviting entrance hallway leading through to a generously proportioned living room, featuring an attractive bay window that floods the room with natural light, a striking log-burning stove and bespoke fitted joinery, creating a warm and characterful focal point. To the rear, a superb extended sitting and dining room provides an excellent additional reception space, complete with a contemporary media wall and ample room for relaxing with family or entertaining guests. The stunning open-plan dining kitchen is another real highlight, offering an excellent range of fitted units, integrated appliances and generous space for dining, making it the perfect hub of the home. Further ground-floor accommodation includes a dedicated home office, ideal for those working remotely, and a modern guest WC.

To the first floor, a spacious landing provides access to three well-proportioned bedrooms, all offering comfortable accommodation, alongside a brand-new, contemporary four-piece family bathroom suite, finished to a modern standard.



Local Authority

Bury Council
Band D
Tax Band Amount: £2555.15

Room Descriptions

Ground Floor

Entrance Hallway
Composite double glazed front door, wood effect flooring, ceiling spotlight, alarm pad and stairs leading to the first floor landing.

Guest WC
A modern two-piece suite comprising of a low level WC, wash hand basin with storage cupboard underneath, radiator, ceiling spotlights, wood effect flooring and UPVC double glazed rear window.

Lounge
UPVC double glazed bay fronted window, feature log burning stove, built-in cupboards and shelves, wood effect flooring, radiator, ceiling coving and ceiling spotlights.

Dining Kitchen
A contemporary fully fitted kitchen with a range of wall and base units with quartz work surfaces, Belfast sink with mixer tap, four ring induction hob with extractor unit above, integrated electric double oven, washing machine, dishwasher, dryer, freestanding fridge and freezer, part tiled walls, under unit lighting, radiator, storage cupboard, wood effect flooring, ceiling spotlights, double glazed back door.

Sitting Room & Dining Room
UPVC double glazed French patio doors and windows, radiator, fitted cupboards/media wall, wood effect flooring and wall lights.

Study
UPVC double glazed side window, built-in storage cupboards, radiator, storage cupboard housing the combi boiler, wood effect flooring and ceiling spotlights.

First Floor

Landing
Loft access, radiator and ceiling spotlights.

Bedroom One
Two UPVC double glazed front windows, radiator, storage cupboard, fitted wardrobes, ceiling spotlights and ceiling point.

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

Bedroom Three
UPVC double glazed rear window, radiator and ceiling point.

Family Bathroom
A stunning four piece modern white suite comprising of a large walk-in shower unit with multiple showerheads, freestanding roll top bath with mixer taps, low WC, wash hand basin with storage cupboard underneath, electric wall mounted mirror, towel radiator, fully tiled walls and flooring, feature lighting, extractor unit, ceiling spotlights and 2 UPVC double glazed rear windows.

Outside

Garage
Manual up and over garage door, power points, ceiling point and consumer unit.

Parking & Gardens
Front: Tarmac driveway for several cars, low maintenance artificial lawn, well maintained borders and shrubs.

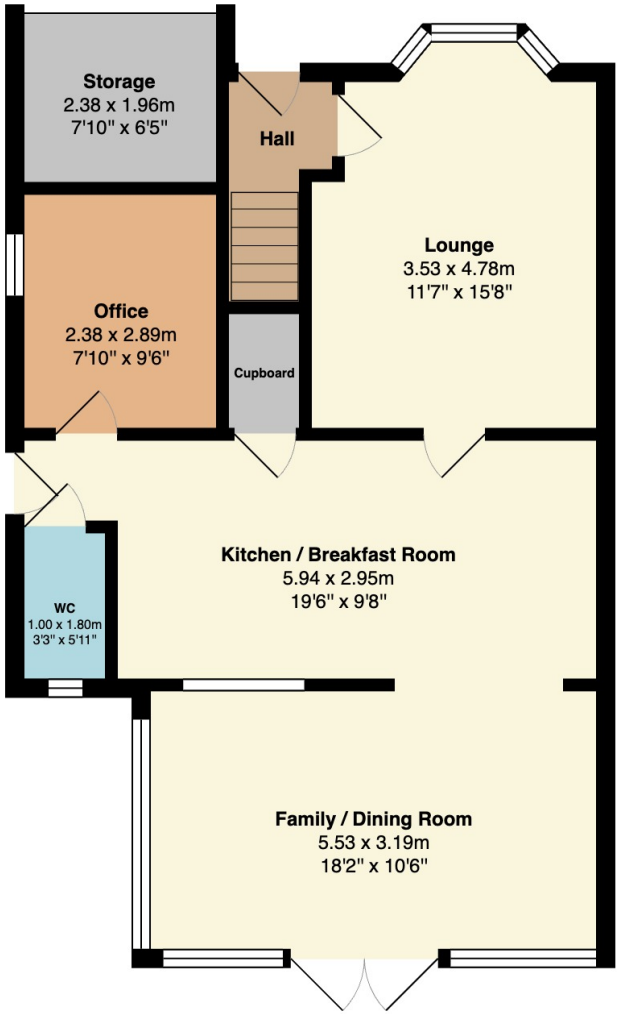
Rear: Porcelain tiled patio areas, low maintenance artificial lawn, well estabished borders and shrubs, fence panel surround.



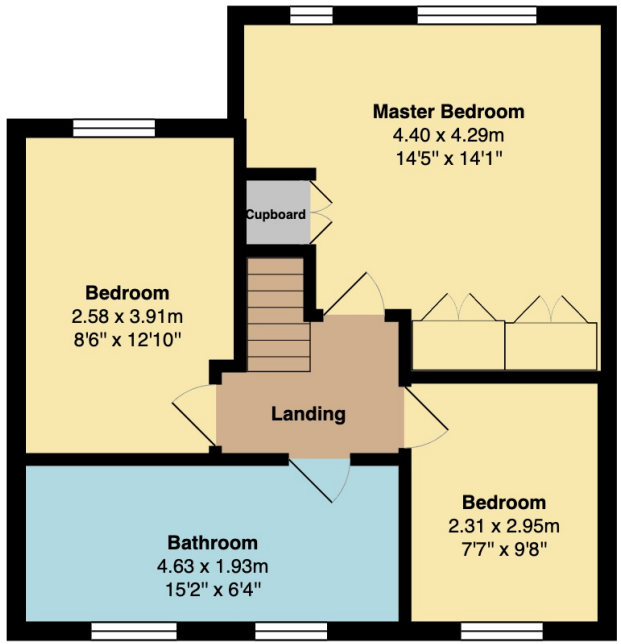




Floorplan



Ground Floor
Area: 73.5 m² ... 791 ft²



First Floor
Area: 48.9 m² ... 527 ft²

Total Area: 122.5 m² ... 1318 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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