£350,000
Leasehold

JonSimon
Estate Agents

Carr Bank Avenue, Ramsbottom, Bury, Lancashire BL0 9DW

Features

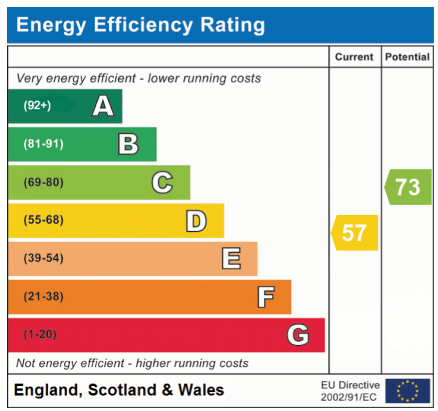
- Well Presented Three Double Bedroom Detached True Bungalow
- Sought After Location with elevated position with views over the local area
- Shower Room with separate WC
- Sold with no onward chain - Vacant Possession
- Front Porch & Inner Hallway
- Spacious Lounge & Separate Dining Room
- Well Maintained Front and Rear Gardens Plus Brick Built Outhouse
- Modern Fitted Dining Kitchen
- Walking distance To Ramsbottom Centre & Residential locations
- Viewing Highly Recommended and is Strictly By Appointment Only

Summary of Property

** THREE BEDROOM DETACHED TRUE BUNGALOW IN THE HEART OF RAMSBOTTOM ** ELEVATED VIEWS ACROSS THE LOCAL AREA ** TWO RECEPTION ROOMS ** SOUGHT AFTER LOCATION ** NO CHAIN ** A pleasantly situated three-bedroom detached true bungalow, enjoying beautiful distant panoramic views, occupying a desirable position within this select and sought-after small development. Nestled in a peaceful location in the heart of Ramsbottom, the property offers the perfect combination of tranquillity, convenience and stunning views across the surrounding countryside, whilst being within easy walking distance of the popular village centre and its excellent range of local amenities.

The property has been lovingly maintained by the current owner, who has owned the home for over 50 years, and offers spacious and versatile accommodation throughout. The layout briefly comprises a welcoming front porch, entrance hallway providing access to the principal rooms, a spacious lounge, dining kitchen, separate dining room, three generously proportioned double bedrooms, shower room and separate WC. Externally, the property is equally appealing. To the rear is a spacious paved patio area, ideal for outdoor seating and entertaining, together with a highly versatile store room which could be utilised for a variety of purposes, subject to any necessary permissions. The remainder of the garden is predominantly laid to lawn and complemented by well-stocked bedding areas, mature planting and attractive views across the surrounding area. To the front, the property enjoys a well-maintained lawned garden with established bedding areas, mature shrubs and planting, creating an attractive approach. A substantial flagged driveway provides off-road parking for numerous vehicles and adds further practicality to the property.

Having been in the same ownership for more than 50 years, this much-loved bungalow represents a rare opportunity to acquire a detached home in such a desirable and peaceful location. The property is offered for sale with no onward chain and will be sold with vacant possession, providing a straightforward opportunity for the successful purchaser. With its generous accommodation, three double bedrooms, extensive parking, attractive gardens, panoramic countryside views and highly convenient position close to Ramsbottom village, this property is sure to appeal to a wide range of buyers. The loft has been



Local Authority

Bury Council
Band D
Tax Band Amount: £2555.15

Room Descriptions

Ground Floor

Entrance Porch
UPVC double glazed front door and windows, tiled floor and ceiling point.

Hallway
Loft access with pull down ladder, radiator, ceiling coving and ceiling points.

Lounge
UPVC double glazed front window, radiator, coal effect gas fire with surround, ceiling coving, ceiling rose and ceiling point.

Dining Kitchen
A modern range of wall and base units with complementary work surface, one and a half bowl sink unit with drainer and mixer tap, four ring gas hob with extractor unit above, double electric oven, plumbed for washing machine and dryer, part tiled walls, radiator, under the unit lighting, storage cupboards, ceiling point, UPVC double glazed side window and UPVC double glazed side door.

Dining Room
UPVC double glazed sliding patio door, radiator, ceiling coving, ceiling rose and ceiling point.

Bedroom One
UPVC double glazed front window, radiator, fully fitted wardrobes and units, ceiling point.

Bedroom Two
UPVC double glazed rear window, radiator, storage cupboards, ceiling coving and ceiling point.

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

Shower Room
A two piece white suite comprising of a large walk-in shower unit with electric shower above, wash hand basin with storage cupboard underneath, radiator, fully tiled walls, extractor unit, ceiling point and UPVC double glazed rear window.

Separate WC: A low-level WC, fully tiled walls, ceiling point and UPVC double glazed rear window.

Outside

Store Room
Combi boiler, power points, ceiling point, UPVC double glazed rear window and door.

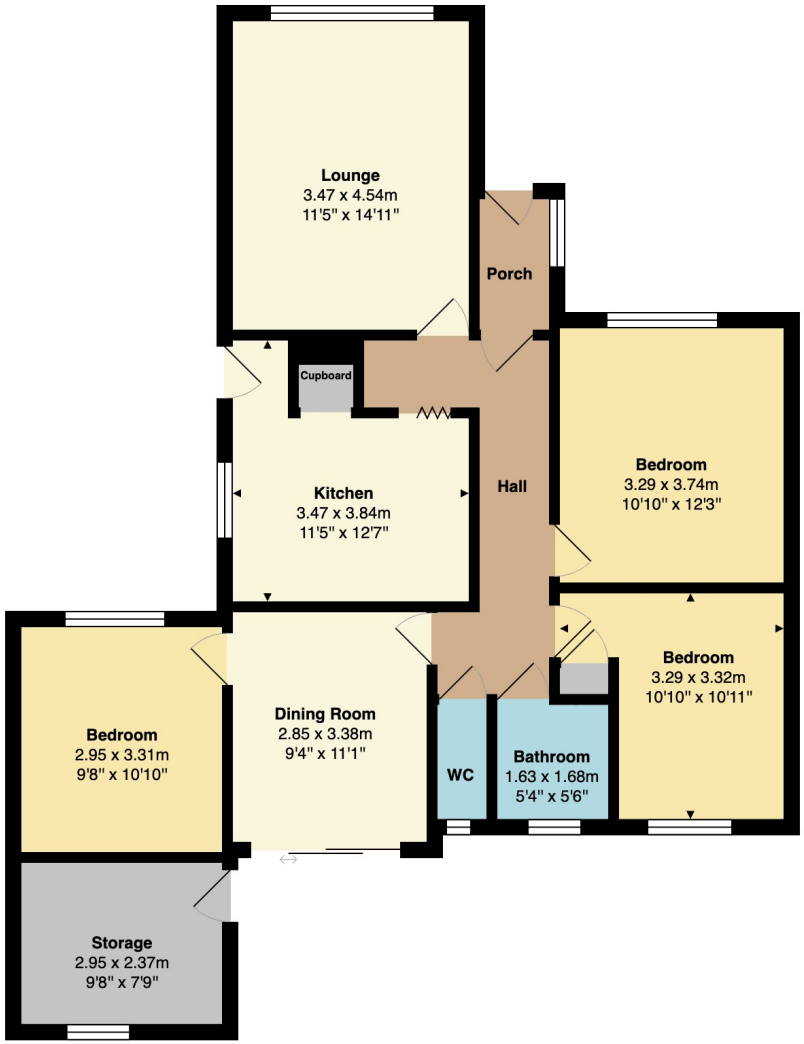
Gardens & Parking
Front: Lawn areas, well maintained borders and shrubs. Flagged driveway and flagged pathway.

Rear: A flagged patio area, well maintained lawn area, borders and shrubs, wooden shed and external lighting.

Loft Room

Loft
Pull down ladder, wooden flooring and Velux window.

Floorplan



Ground Floor
Area: 95.1 m² ... 1024 ft²

Total Area: 95.1 m² ... 1024 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.

28, Bolton Road West, Ramsbottom, Bury, BL0 9ND 01706 489 966 ramsbottom@jonsimon.co.uk