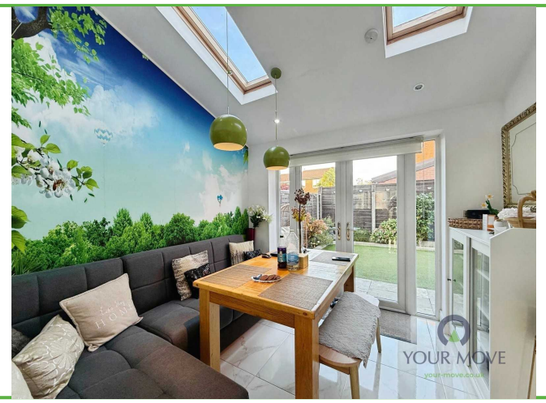
















Ramsgreave Close, Bury, Greater Manchester, BL9

Asking Price: £340,000

Tenure: Freehold

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The Property Ombudsman

Ramsgreave Close, Bury, Greater Manchester, BL9

Asking Price: £340,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: C
Local Authority: Bury Metropolitan Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

Early viewing is highly recommended for this four-bedroom semi-detached house in Bury, Greater Manchester. Offered for sale with no onward chain, the property is presented in excellent condition with modern décor throughout. Located in a popular residential area of Bury, it provides convenient access to the town's amenities, a range of local schools and colleges, and nearby parks, including Clarence Park and Burrs Country Park, both popular for walking and leisure.

The property offers two...

Tenure
FREEHOLD

Council Tax
Band C

Entrance Hall
Tiled with underfloor heating. There is also access to the living room and bedroom 4.

Living Room
11'2" x 23' (3.4m x 7m)
The living room is tiled with underfloor heating. There is a large UPVC double-glazed window to the front and also a radiator.

Dining Room
9'4" x 9'7" (2.84m x 2.92m)
The dining room is tiled with underfloor heating. There are UPVC double-glazed French doors to the rear, providing access to the rear garden.

Kitchen
12' x 7'9" (3.66m x 2.36m)
This modern kitchen is tiled with underfloor heating. There are fitted units proving ample storage. The kitchen also boasts an integrated gas hob, electric oven, extractor fan and sink. There is a UPVC double-glazed window to the rear.

Bedroom 4
13'1" x 7'8" (4m x 2.34m)
The fourth bedroom is a garage conversion. It is multi-purpose and can be used as a bedroom, an office space or another reception room. It is tiled with underfloor heating. There is also access to an ensuite/DWC. There is a UPVC double-glazed window to the front.

Ensuite Bathroom
2'9" x 4'5" (0.84m x 1.35m)
This DWC is floored with laminate. There is a sink and a toilet located here.

Master Bedroom
9'6" x 9'8" (2.9m x 2.95m)
The master bedroom is tiled with underfloor heating. There are fitted wardrobes, a radiator and a UPVC double-glazed window to the front.

Bedroom 2
9'6" x 9'8" (2.9m x 2.95m)
The second bedroom is tiled with underfloor heating. There is a radiator and a UPVC double-glazed window to the rear

Bedroom 3
9'6" x 8'9" (2.9m x 2.67m)
The third bedroom is a double bedroom. It is tiled with underfloor heating. There is also a radiator and a UPVC double-glazed window to the front.

Bathroom
9'5" x 6'8" (2.87m x 2.03m)
This modern bathroom is tiled with underfloor heating. It is a four-piece bathroom and boasts a freestanding bathtub, a shower, a sink and a toilet.

Attic
19'2" x 8'7" (5.84m x 2.62m)
The attic is carpeted and easily accessible. The boiler is located here, it is over 10 years old and it is serviced annually by Scottish Power. This attic is a large space and proves to be extremely useful for storage purposes.

Rear External
Externally, this house benefits from a well presented and low maintenance rear garden which has artificial grass. A re-roof took place in 2020, with the excellent condition being highlighted in one of the many photos. The roof also benefits from solar panels, which are owned outright.

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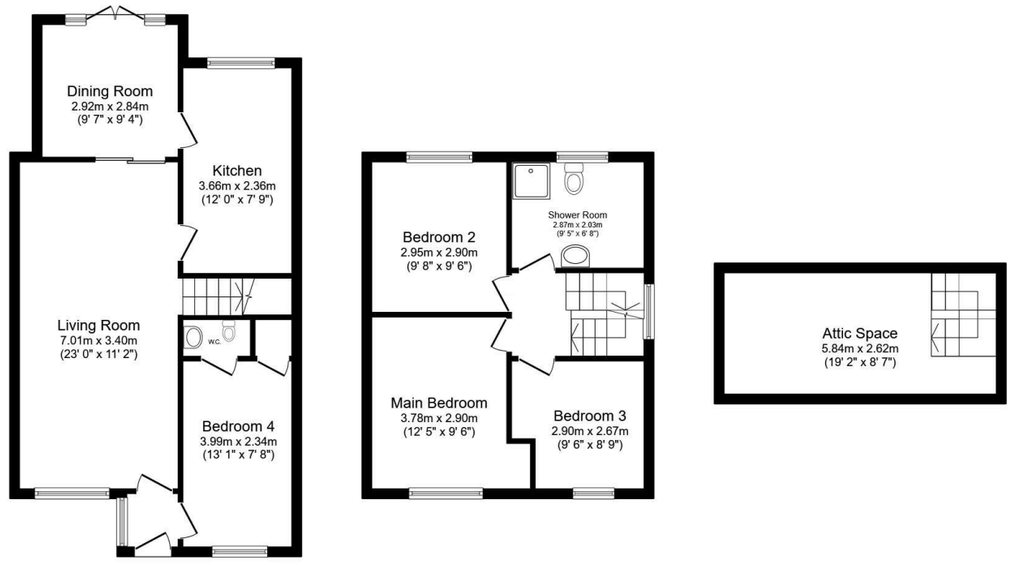


For full EPC please contact the branch.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Total floor area: 115.0 sq.m. (1,238 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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