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17 SMITHILLS HALL CLOSE  
Bury, BL0 9FF  
£450,000

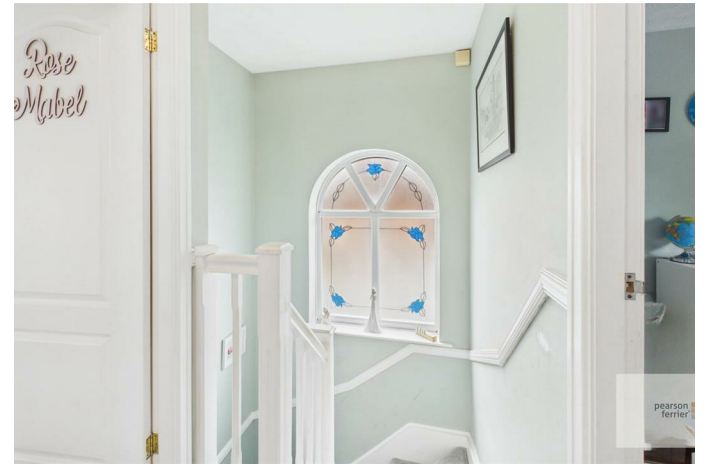
# 17 SMITHILLS HALL CLOSE

## Property at a glance

- modern detached house
- four bedrooms main with ensuite
- head of cul-de-sac
- spacious family kitchen
- ample parking and double garage
- well presented interior

Smithills Hall Close, Ramsbottom is a well presented four bedroom detached house, located at the head of this cul-de-sac within this popular residential estate, the house has a spacious family kitchen and the advantage of a generous driveway and detached double garage. The property is within walking distance of local schools and a short distance to Ramsbottom and Holcombe Brook centres and is a short drive to the motorway network. The house benefits from gas fired central heating and is PVC double glazed, the accommodation briefly comprises; entrance hall with guests wc/cloaks, living room, spacious family kitchen and living area, first floor, four bedrooms the main with ensuite shower room and a family bathroom. Outside there is a long driveway leading to a detached double garage and a lawned garden forecourt and to the rear an enclosed garden with paved patio and lawn. Freehold Property/Council Tax Band E







Floor 0 Building 1



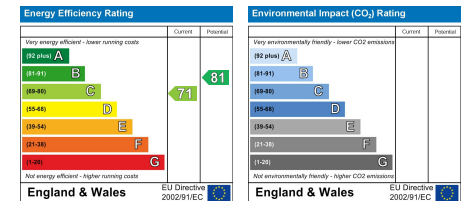
Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
104.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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