



Cotswold Close, Bury, BLO 9LJ

Offers Over £350,000

AN EXQUISITE, EXTENDED SEMI DETACHED FAMILY HOME

Nestled in the charming Cotswold Close, Ramsbottom, this delightful semi-detached family home offers an exceptional living experience. Having been thoughtfully extended and meticulously updated, the property showcases immaculate presentation throughout, making it a true gem in the area.

At the heart of this home lies an impressive open-plan kitchen diner, designed to be both functional and stylish. The kitchen features high-quality fixtures and fittings, complemented by sleek high-gloss wall and base units, creating a modern yet inviting space perfect for family gatherings and entertaining guests.

The property boasts three generously sized double bedrooms, each equipped with fitted wardrobes, ensuring ample storage and comfort for all family members. The abundance of space in these rooms allows for personalisation and relaxation, making them a perfect retreat after a long day.

Externally, the home is set on a substantial corner plot, offering enviable wrap-around gardens that provide a wonderful outdoor space for children to play or for hosting summer barbecues. Additionally, the property includes a detached garage and off-road parking, adding to the convenience of this lovely home.

Situated in the picturesque area of Ramsbottom, this property is just a stone's throw away from the vibrant town centre. Residents can enjoy a variety of coffee shops, bars, restaurants, and retail shops, as well as the charming East Lancashire Railway steam train. With excellent motorway and transport links to Manchester, Bury, and Rossendale, this location is ideal for those seeking both tranquillity and accessibility.

In summary, this stunning family home in Ramsbottom is a perfect blend of modern living and traditional charm, making it an excellent choice for anyone looking to settle in this desirable area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Freehold
 - Off Road Parking With Access To Garage
 - Three Piece Shower Room
 - Easy Access To Major Network Links
- Council Tax Band C
 - Three Well Proportioned Bedrooms
 - Ideal Family Home With Viewing Essential
- EPC Rating D
 - Modern Fitted Kitchen/Dining Area
 - Envious Garden Space

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

6'2 x 4'11 (1.88m x 1.50m)

Central heating radiator, meter cupboard, smoke alarm, Kardean flooring, door to the reception room, staircase to the first floor.

Reception Room

14'2 x 12'4 (4.32m x 3.76m)

UPVC double glazed inset bay window, central heating radiator, television point, Kardean flooring, open to the dining area.

Dining Area

8'9 x 8'5 (2.67m x 2.57m)

Central heating radiator, Kardean flooring, door to the kitchen diner, UPVC double glazed French doors to the rear.

Kitchen Diner

18'10 x 16'2 (5.74m x 4.93m)

Four UPVC double glazed windows, upright central heating radiator, a range of grey high glossed wall and base units, quartz surface, inset stainless steel one and a half bowl sink with a mixer tap, integrated electric Bosch high rise oven and combination microwave, four ring induction hob and extractor hood, integrated fridge freezer, dishwasher, wine cooler, plumbing for washing machine, spotlights, under unit lighting, centre island with breakfast bar, under staircase storage cupboard, UPVC double glazed French doors to the rear, UPVC double glazed frosted door to the front, Kardean flooring.

First Floor

Landing

7'2 x 6'6 (2.18m x 1.98m)

UPVC double glazed window, loft access, smoke alarm, doors to three double bedrooms and a shower room.

Bedroom One

16'6 x 16'2 (5.03m x 4.93m)

Two UPVC double glazed windows, two central heating radiators, fitted wardrobes.

Bedroom Two

10'10 x 10'9 (3.30m x 3.28m)

UPVC double glazed window, central heating radiator, fitted wardrobe.

Bedroom Three

10'9 x 10'6 (3.28m x 3.20m)

Shower Room

7'5 x 6'6 (2.26m x 1.98m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall walk in shower with rinse head, tiled elevations, spotlights, extractor fan, PVC panelling to the ceiling, integrated linen cupboard, slate effect vinyl flooring.

External

Front

Laid to lawn garden with mature shrubbery and off road parking for multiple vehicles with access to the detached garage.

Garage

16'0"6'11" x 8'0"2'0" (4.88m'2.13m x

2.44m'0.61m)

UPVC double glazed frosted window, power and lighting, up and over garage door.

Rear

Wrap around laid to lawn garden with paving, mature shrubbery and bedding areas.



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