

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(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	

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Bury New Road, Bury, BLO OBZ

Offers Over £400,000

THE PERFECT FAMILY HOME ON AN IMPRESSIVE HUGE PLOT

Nestled in the charming area of Ramsbottom, this exceptional semi-detached house on Bury New Road offers a splendid opportunity for those seeking a comfortable and stylish home. Set on an impressive huge plot, the property boasts two double garages and beautifully maintained gardens both at the front and rear, providing ample outdoor space for relaxation and enjoyment. With scope to extend or create a fantastic annex, this property is a versatile space perfect for any growing families needs.

Upon entering, one is greeted by a home that has been presented and maintained to the highest standard, showcasing modern fixtures and fittings throughout. The immaculate presentation is evident in every room, making it a delightful space to live in. The property features two inviting living areas, perfect for entertaining or unwinding after a long day. Additionally, there are two spacious double bedrooms and a single bedroom, all adorned with neutral decoration that allows for personal touches.

The double driveway adds convenience, ensuring ample parking for residents and guests alike. One of the standout features of this property is the breath-taking views that can be enjoyed from various vantage points, enhancing the overall appeal of the home.

Situated in a highly desirable location, this property is conveniently close to local bus routes, schools, and amenities, making it an ideal choice for families and commuters. With excellent

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- Spacious Semi Detached Property
- Fitted Kitchen
- Two Double Detached Garages with Off Road Parking
- EPC Rating C

- Three Bedrooms
- Perfect Family Home
- Tenure Leasehold

- Four Piece Bathroom Suite
- Extensive Plot
- Council Tax Band C

Ground Floor

Entrance Porch

6'1 x 17 (1.85m x 0.48m)

Hardwood single glazed double front entrance doors, tiled flooring and hardwood single glazed leaded door to hall.

Hall

12'9 x 6'5 (3.89m x 1.96m)

Central heating radiator, under stairs storage with plumbing for washing machine, oak single glazed doors leading to two reception rooms, open to kitchen and stairs to first floor.

Reception Room One

13'11 x 11'11 (4.24m x 3.63m)

UPVC double glazed bow window, central heating radiator, television point, gas fire with granite effect hearth, surround and oak mantel.

Reception Room Two

15'4 x 11'11 (4.67m x 3.63m)

UPVC double glazed box window, central heating radiator, television point, gas fire with granite effect hearth, surround and oak mantel.

Kitchen

9'11 x 7'6 (3.02m x 2.29m)

UPVC double glazed window, range of high gloss wall and base units with granite work surfaces, tiled splashback, inset stainless steel sink with high spout mixer tap, space for double oven, integrated extractor hood, space for fridge freezer, plumbing for dishwasher, tiled flooring and composite double glazed door to side.

First Floor

Landing

7'6 x 6'5 (2.29m x 1.96m)

UPVC double glazed frosted window, doors leading to three bedrooms and bathroom.

Bedroom One

13'11 x 11'11 (4.24m x 3.63m)

UPVC double glazed bow window and central heating radiator.

Bedroom Two

12'10 x 11'11 (3.91m x 3.63m)

UPVC double glazed window, central heating radiator and loft access.

Bedroom Three

6'7 x 6'5 (2.01m x 1.96m)

UPVC double glazed window and central heating radiator.

Bathroom

9'5 x 6'5 (2.87m x 1.96m)

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap and rinse head, low basin WC, pedestal wash basin with traditional taps, electric feed shower enclosed, integrated linen cupboard, tiled elevations, coving, extractor fan and lino flooring.

External

Rear

Laid to lawn garden with paving, bedding, stone chippings, mature shrubbery, access to detached double garage, access to double driveway and second double garage with off road parking.

Double Garage One

28'1 x 18'3 (8.56m x 5.56m)

Power, lighting and two electric roller shutter garage doors.

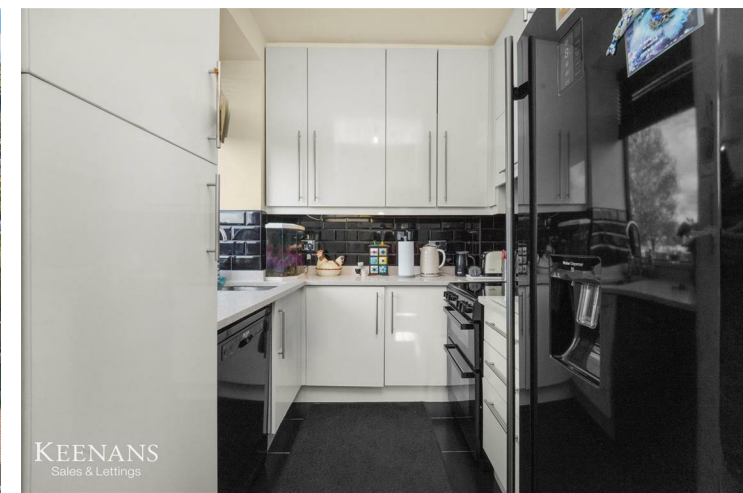
Double Garage Two

20'0 x 19'8 (6.10m x 5.99m)

Power, lighting and up and over garage doors.

Front

Laid to lawn garden with paving, bedding and mature shrubbery.



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