



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	72
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## School Court, Ramsbottom, BL0 0SD

### £325,000

A SUPERB THREE BEDROOM HOME IN A SOUGHT AFTER LOCATION OF RAMSBOTTOM

We are delighted to introduce to the market this beautiful three bedroomed home. Situated in a sought after location in Ramsbottom which is a short distance to the town centre, is just around the corner from well regarded schools, is near local amenities and is close to accessing commuter links. This property boasts a superb open plan fitted kitchen and dining room, a good sized living room, three bedrooms, a beautiful three piece bathroom suite and enclosed rear garden.

The property comprises briefly; A welcoming entrance to the hallway. The hallway has stairs leading to the first floor and doors leading to the downstairs WC and the living room. The living room has a door providing access to the kitchen and dining room. The spacious kitchen and dining room is open to the conservatory and has a door providing access to the rear garden. The conservatory has doors providing access to the rear South-facing garden.

To the first floor, there is a landing with doors providing access to three good sized bedrooms and a beautiful three piece bathroom suite. Externally, to the rear of the property there is an enclosed garden with a summer house, decked area, paved patio, mature shrubs and bedding areas.

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# School Court, Ramsbottom, BL0 0SD

## £325,000

 3  1  1  D

- Semi Detached Property
  - Contemporary Fitted Kitchen
  - Off Road Parking for Multiple Vehicles
  - EPC Rating: D
- Three Spacious Bedrooms
  - Three Piece Bathroom
  - Tenure: Freehold
- One Reception Room
  - Enclosed Rear South-Facing Garden
  - Council Tax Band: C

### Ground Floor

#### Hall

13'07 x 2'10 (4.14m x 0.86m)  
UPVC double glazed entrance door, central heating radiator, Kamdean wood flooring, stairs to first floor and doors leading to reception room and WC.

#### WC

6'11 x 2'08 (2.11m x 0.81m)  
Hardwood double glazed window, central heating radiator, low flush WC, vanity top wash basin with traditional taps, extractor fan and Kamdean wood flooring.

#### Reception Room

14'06 x 12'03 (4.42m x 3.73m)  
Hardwood double glazed bay window, central heating radiator, coving, smoke alarm, TV point, log burner, under stairs storage, Kamdean wood flooring and door to kitchen/dining room.

#### Kitchen/Dining Room

15'05 x 11 (4.70m x 3.35m)  
UPVC double glazed window, central heating radiator, coving, high gloss wall and base units, laminate worktops, stainless steel sink with draining board and mixer taps, integrated NEFF oven, four burner gas hob, extractor hood, space for fridge freezer, plumbing for dishwasher, plumbing for washing machine, Kamdean wood flooring, open access to conservatory and composite door to rear.

#### Conservatory

10'01 x 9'10 (3.07m x 3.00m)  
UPVC double glazed windows, central heating radiator, Kamdean wood flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

9'10 x 6 (3.00m x 1.83m)  
UPVC double glazed window, loft access, smoke alarm and doors to three bedrooms and bathroom.

#### Bedroom One

14'04 x 9'02 (4.37m x 2.79m)  
UPVC double glazed window, central heating radiator, fitted wardrobes and hardwood floor.

#### Bedroom Two

11'01 x 9'04 (3.38m x 2.84m)  
Hardwood double glazed window, central heating radiator and hardwood floor.

#### Bedroom Three

8'02 x 7'04 (2.49m x 2.24m)  
Hardwood double glazed window, central heating radiator and hardwood floor.

### Bathroom

7'07 x 5 (2.31m x 1.52m)  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap and direct feed shower over, extractor fan, part tiled elevation and tiled floor.

### External

#### Front

Off road parking.

#### Rear

Enclosed garden, paved patio, summer house, bedding areas, mature shrubs and decking.



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