

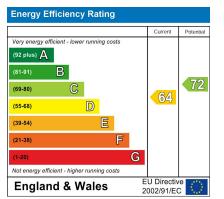
Ground Floor



Bedroom 2 Bedroom 3

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.



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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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Three Spacious Bedrooms

Three Piece Bathroom

Tenure: Freehold



- Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking for Multiple Vehicles
- EPC Rating: D
- **Ground Floor**

Hall 13'07 x 2'10 (4.14m x 0.86m)

UPVC double glazed entrance door, central heating radiator, Karndean wood flooring, stairs to first floor and doors leading to

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

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, Karndean 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, Karndean 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, Karndean 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

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

Bedroom Three

8'02 x 7'04 (2.49m x 2.24m)

Hardwood double glazed window, central heating radiator and

- One Reception Room
- Enclosed Rear South-Facing Garden
- Council Tax Band: C

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

External

Front

Off road parking.

Rear

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















