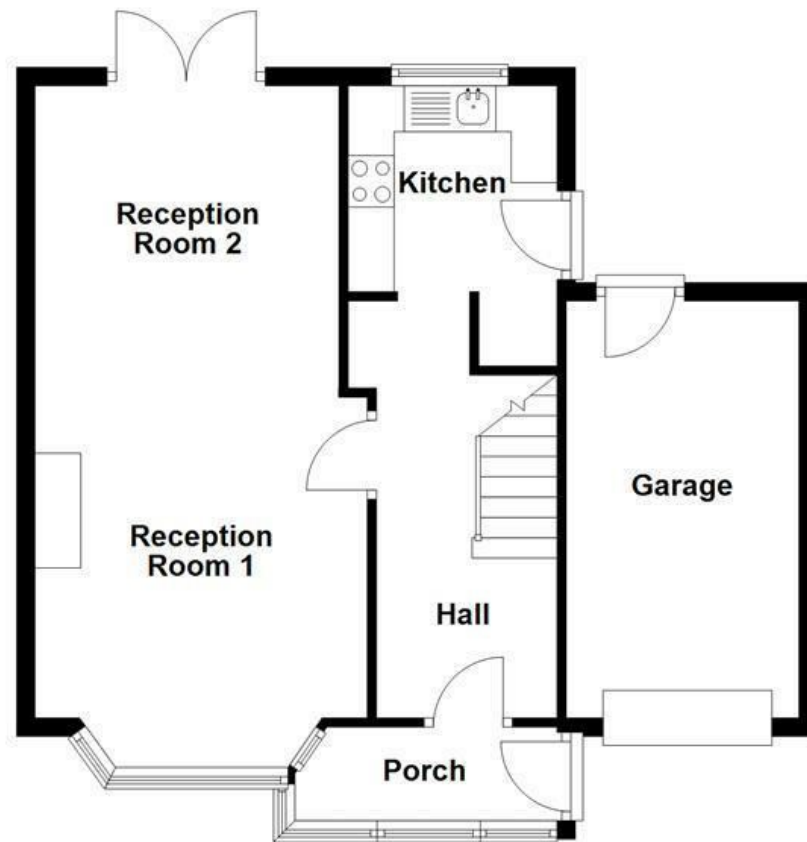
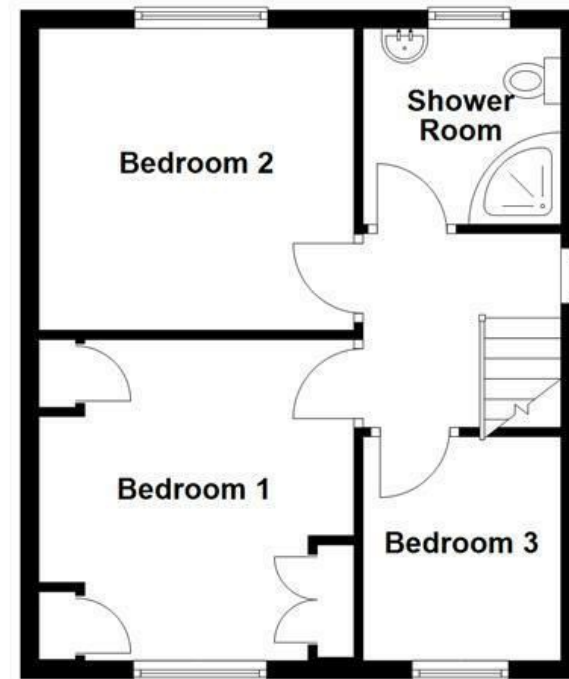


Ground Floor



First Floor



Newcombe Road, Ramsbottom, BL0 9UU

Offers Over £325,000

AN EXCEPTIONAL FAMILY HOME

Nestled on Newcombe Road in the charming town of Ramsbottom, Bury, this exceptional semi-detached house is a true gem. Set on an impressive corner plot, the property boasts beautifully maintained wrap-around gardens that provide a serene outdoor space for relaxation and play. The house has been presented and maintained to the highest standard, ensuring that it is ready for a growing family to move straight in.

Inside, the property features a modern open-plan living space that is both inviting and functional, perfect for family gatherings and entertaining guests. With three generously sized bedrooms, there is ample room for everyone to enjoy their own space. Additionally, the partially converted loft space offers potential for further development, whether it be an extra bedroom, a study, or a playroom.

The location is highly desirable, situated within a popular area that is conveniently close to local schools, bus routes, and various amenities. For those who need to commute, the property offers excellent network links to Bury, Manchester, Rossendale, and major motorway connections, making it an ideal choice for professionals and families alike.

Completing this wonderful home is the added benefit of a garage and off-road parking, ensuring convenience and security for your vehicles. With enviable views overlooking the iconic Peel Tower, this property truly encapsulates the essence of comfortable family living in a picturesque setting. Do not miss the opportunity to make this stunning house your new home.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Newcombe Road, Ramsbottom, BL0 9UU

Offers Over £325,000

 3  1  2  C

- Immaculate Semi Detached Property
- Fitted Kitchen
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Move-in Ready
- Tenure Leasehold
- Three Piece Shower Room
- Stunning Rear Garden
- Council Tax Band C

Ground Floor

Entrance Porch

9'5 x 3'4 (2.87m x 1.02m)
UPVC double glazed front door, UPVC double glazed window, feature wall light, tiled flooring and UPVC double glazed frosted door to hall.

Hall

14'11 x 7'5 (4.55m x 2.26m)
Central heating radiator, coving, smoke detector, doors leading to reception room one, kitchen and stairs to first floor.

Reception Room One

13'1 x 11'11 (3.99m x 3.63m)
UPVC double glazed bay window, central heating radiator, coving and open to reception room two.

Reception Room Two

10'10 x 10'3 (3.30m x 3.12m)
Central heating radiator, coving, television point and UPVC double glazed French doors to rear.

Kitchen

10'0 x 7'4 (3.05m x 2.24m)
UPVC double glazed window, range of high gloss wall and base units with marble effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring induction hob, space for fridge freezer, integrated washing machine, coving, wood effect lino flooring and UPVC double glazed French door to rear.

First Floor

Landing

7'7 x 6'1 (2.31m x 1.85m)
UPVC double glazed frosted window, coving, loft access, smoke detector, doors leading to three bedrooms and family bathroom.

Bedroom One

11'6 x 10'10 (3.51m x 3.30m)
UPVC double glazed window, central heating radiator, coving, ceiling rose, fitted wardrobe and television point.

Bedroom Two

10'10 x 10'10 (3.30m x 3.30m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Three

8'0 x 7'1 (2.44m x 2.16m)
UPVC double glazed window, central heating radiator and coving.

Shower Room

7'4 x 7'1 (2.24m x 2.16m)
UPVC double glazed frosted window, central heated towel rail, double direct feed rainfall shower enclosed with rinse head, wall mounted wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, PVC to ceiling and lino flooring.

Second Floor

Attic Room

17'1 x 11'4 (5.21m x 3.45m)
Lighting and eaves storage.

External

Rear

Laid to lawn garden, paving, bedding and access to garage.

Garage

14'8 x 8'4 (4.47m x 2.54m)
Power, lighting, Worcester boiler, vaulted ceiling, hardwood door to rear and up and over garage door.

Front

Laid to lawn garden with paving, bedding, rockery, mature shrubbery, block paved driveway and access to garage.



Tel: 01617510340

www.keenans-estateagents.co.uk