



## Summerseat Lane, Ramsbottom, BLO 9RQ

Offers Over £795,000

AN ENVIABLE SIX BEDROOM DETACHED FAMILY HOME

Nestled on the picturesque Summerseat Lane in Ramsbottom, Bury, this spacious six-bedroom detached home is a true gem. With stunning views of Holcombe Hill, the property offers a perfect blend of comfort and versatility, making it an ideal choice for a growing family.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The ground floor boasts three generously sized bedrooms, one of which is currently being used as a gym. However, you can easily utilise further rooms into a playroom, dining room, or home office, depending on your needs. The flexibility of the layout ensures that every family member can find their own space.

The property features two driveways along with an integral garage, providing ample off-road parking for multiple vehicles. Step outside to discover a charming and private rear garden, perfect for outdoor entertaining or simply enjoying a quiet moment in nature. The garden space is ideal for children to play or for hosting summer barbecues with friends and family.

This home is situated in a highly sought-after location, within walking distance of local amenities and the highly regarded Holcombe Brook Primary School and Woodhey High School. Excellent commuter links are close at hand with Bury, Bolton and the M66 motorway all easily accessible accessible to local walks, East Lancashire railway, Holcombe hill and Reddisher Woods.

It is a wonderful opportunity for those seeking a spacious family home in a delightful setting. Don't miss the chance to make this property your own and enjoy the lifestyle it has to offer.

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			
<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.

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- Impressive Detached Property
- Contemporary Open Plan Dining Kitchen
- Off Road Parking
- EPC Rating TBC
- Six Bedrooms
- Shower Room & Bathroom
- Tenure Freehold
- Beautifully Presented Throughout
- Wrap Around Gardens
- Council Tax Band F

## Ground Floor

### Entrance Porch

7'5 x 2'6 (2.26m x 0.76m)

UPVC double glazed entrance French doors, spotlights, terracotta tiled flooring and door to the hallway.

### Hallway

19' x 5'10 (5.79m x 1.78m)

Central heating radiator, smoke alarm, coving, alarm system, wood effect flooring, stairs to the first floor and doors to three bedrooms, shower, kitchen and reception room.

### Reception Room

18' x 12' (5.49m x 3.66m)

UPVC double glazed bay window, central heating radiator, spotlights, coving, three feature wall lights, television point, cast iron multifuel burning stove with stone surround and wooden mantel, wood effect flooring.

### Kitchen

26'4 x 11'10 (8.03m x 3.61m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite surfaces, Leisure range cooker with five ring gas hob and warming plate, extractor hood, ceramic sink with drainer and mixer tap, integrated dishwasher, space for American fridge freezer, spotlights, smoke alarm, plinth lights and heater, cast iron multi fuel burning stove with stone surround and wooden mantel, tiled flooring and UPVC double glazed French doors to the rear.

### Shower Room

8' x 6'7 (2.44m x 2.01m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, two vanity top wash basins, direct feed shower unit, PVC panelled elevations, extractor fan, PVC panelled ceiling with spotlights and vinyl flooring.

### Bedroom Three

11'11 x 11'11 (3.63m x 3.63m)

UPVC double glazed window, central heating radiator, television point and spotlights.

### Bedroom Four

11'10 x 11'4 (3.61m x 3.45m)

UPVC double glazed window and central heating radiator.

## Bedroom Five

11'10 x 9'11 (3.61m x 3.02m)

UPVC double glazed window, central heating radiator and television point.

## First Floor

### Landing

18'4 x 10'10 (5.59m x 3.30m)

Sky tunnel, spotlights and doors to three bedrooms, bathroom and storage.

### Bedroom One

20'11 x 14'5 (6.38m x 4.39m)

Two UPVC double glazed dormer windows, two central heating radiators, spotlights, alarm, two feature wall lights, television point and fitted storage.

### Bedroom Two

17' x 11'9 (5.18m x 3.58m)

UPVC double glazed window, skylight, central heating radiator, television point, eaves storage and spotlights.

### Bedroom Six

12' x 8'5 (3.66m x 2.57m)

UPVC double glazed dormer window, central heating radiator and spotlights.

### Bathroom

11'5 x 8'5 (3.48m x 2.57m)

UPVC double glazed frosted dormer window, central heating radiator, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with jets and waterfall mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

### Storage

6'10 x 6'7 (2.08m x 2.01m)

Wall mounted combi boiler.

### External

#### Front

Laid to lawn garden with bedding, wood chippings and a tarmac driveway providing off road parking leading to the integral garage.

#### Rear

Laid to lawn garden with bedding, paving, decking and a summer house.



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