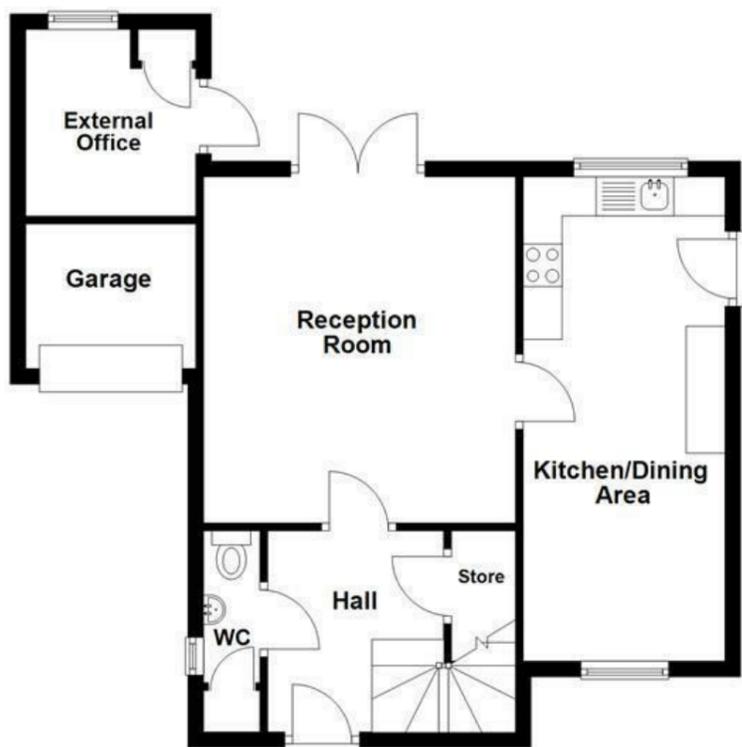
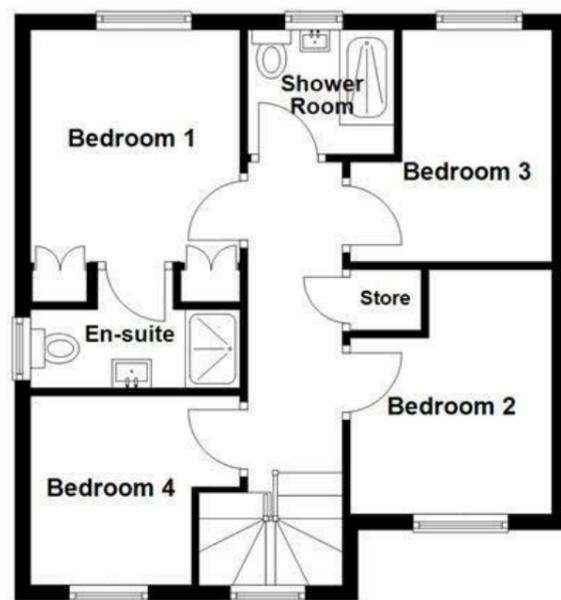


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	84
(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.

Smithills Hall Close, Bury, BL0 9FF

Offers Over £425,000

AN IDYLIC FAMILY HOME

Nestled in the highly sought-after area of Ramsbottom, Smithills Hall Close presents an immaculate detached family home that is sure to impress. Situated on a tranquil cul-de-sac within a desirable estate, this property boasts a perfect blend of modern living and comfort.

Upon entering, you will be greeted by a spacious living area that exudes warmth and style, ideal for both relaxation and entertaining. The modern kitchen diner is a highlight, featuring contemporary fixtures and fittings that cater to the needs of any culinary enthusiast. With four generously sized bedrooms, there is ample space for family and guests alike, ensuring everyone has their own sanctuary.

The property also includes two modern bathrooms, thoughtfully designed to provide convenience and comfort for the entire household. Step outside to discover an enviable garden space at the rear, which has been beautifully landscaped with laid lawn areas, paving, stone chip resin, and bedding areas. This outdoor haven is perfect for family gatherings or simply enjoying a quiet moment in nature. Additionally, an impressive external office provides a versatile space that can be used for work or leisure.

To the front of the property, a driveway accommodates multiple vehicles, complemented by access to a storage garage, enhancing the practicality of this wonderful home.

Smithills Hall Close, Bury, BL0 9FF

Offers Over £425,000



- Exceptional Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking and Storage Garage
- EPC Rating C
- Four Bedrooms
- Immaculate Presentation Throughout
- Tenure Freehold
- Two Bathrooms
- Spacious Rear Garden and External Office
- Council Tax Band D

Ground Floor

Entrance Hall

10'5 x 8'6 (3.18m x 2.59m)

Composite double glazed frosted front door, central heating radiator, coving, smoke detector, under stairs storage, tiled flooring, oak doors leading to reception room, WC and stairs to first floor.

WC

8'6 x 2'5 (2.59m x 0.74m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, integrated storage and tiled flooring.

Reception Room

14'7 x 13'3 (4.45m x 4.04m)

Central heating radiator, coving, living flame gas fire, television point, two feature wall lights, solid oak flooring, oak single glazed frosted door to kitchen/dining area and UPVC double glazed French doors to rear.

Kitchen

20'7 x 8'5 (6.27m x 2.57m)

Two UPVC double glazed windows, central heating radiator, coving, range of panelled wall and base units with granite work surfaces, composite sink and drainer with mixer tap, integrated high rise double oven, four ring gas hob and extractor hood, space for fridge freezer, integrated dishwasher, television point, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

17'3 x 4'2 (5.26m x 1.27m)

UPVC double glazed frosted feature window, central heating radiator, loft access, smoke detector, oak doors leading to four bedrooms, shower room and storage cupboard.

Bedroom One

12'5 x 8'10 (3.78m x 2.69m)

UPVC double glazed window, central heating radiator, fitted wardrobes and oak door to en suite.

En Suite

8'10 x 5'0 (2.69m x 1.52m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, electric feed shower enclosed, PVC panelled elevations, extractor fan and tiled flooring.

Bedroom Two

10'6 x 8'5 (3.20m x 2.57m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'10 x 8'5 (3.00m x 2.57m)

UPVC double glazed window and central heating radiator.

Bedroom Four

8'10 x 8'0 (2.69m x 2.44m)

UPVC double glazed window and central heating radiator.

Shower Room

6'2 x 5'3 (1.88m x 1.60m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in double direct feed rainfall shower with rinse head, tiled elevations, LED illuminated mirror, spotlights, extractor fan and tiled flooring.

External

Rear

Enclosed garden with laid to lawn, stone chip resin, bedding areas, mature shrubbery and access to external office.

External Office

7'10 x 7'2 (2.39m x 2.18m)

UPVC double glazed window, central heating radiator, spotlights, integrated Main Eco combi boiler and wood effect lino flooring.

Front

Laid to lawn garden, tarmac driveway and access to storage garage.

