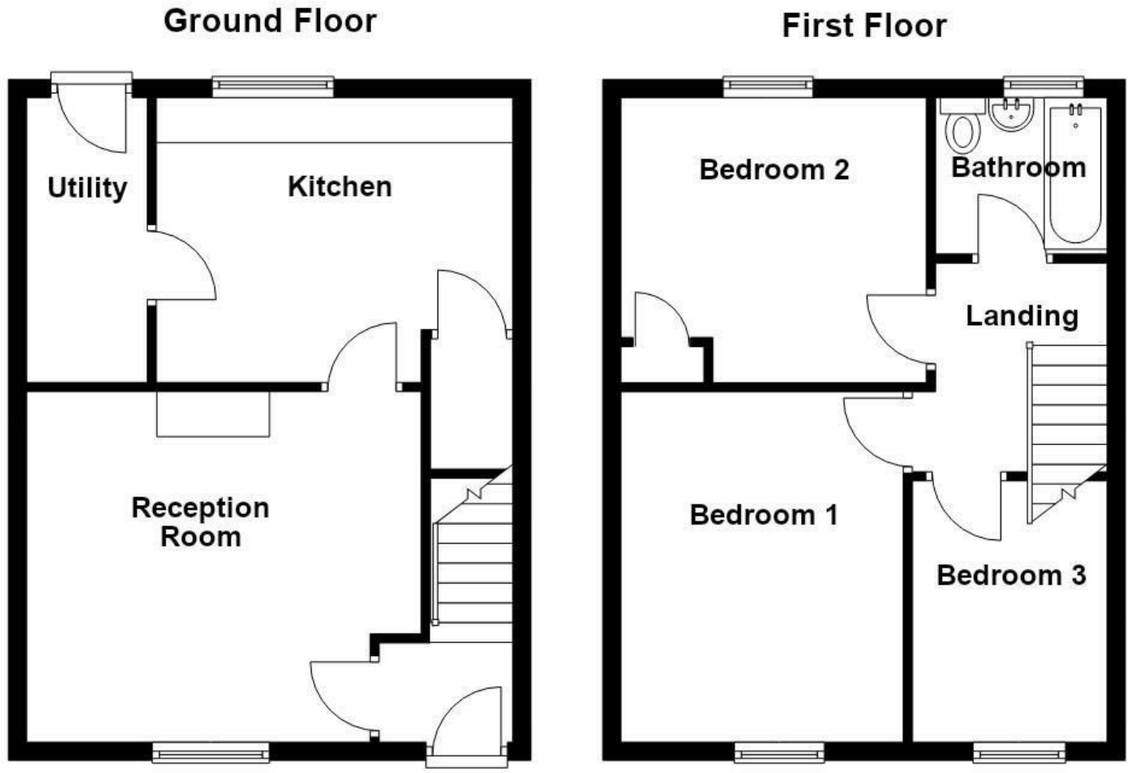
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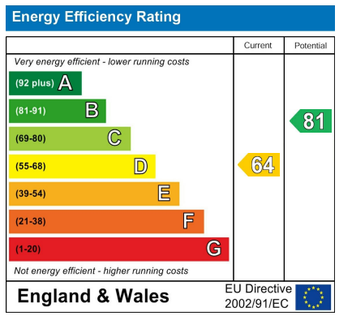













# Holden Avenue, Ramsbottom, BL0 9NR

## Offers Over £210,000

Nestled on the charming Holden Avenue in Ramsbottom, Bury, this delightful three-bedroom modern home offers a perfect blend of comfort and style. As you step inside, you are welcomed by a cosy reception room, ideal for relaxing or entertaining guests. The modern fitted kitchen is a highlight of the property, providing a functional space for culinary enthusiasts, complete with a utility room for added convenience.

The home boasts three well-proportioned bedrooms, making it suitable for families or those seeking extra space for guests or a home office. The bathroom is thoughtfully designed, ensuring a pleasant experience for all residents.

One of the standout features of this property is the spacious front and rear gardens. These outdoor spaces provide a wonderful opportunity for gardening, outdoor activities, or simply enjoying the fresh air in a tranquil setting.

This modern home on Holden Avenue is not just a place to live; it is a sanctuary that combines modern living with the charm of Ramsbottom. With its convenient location and inviting features, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely house your new home.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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# Holden Avenue, Ramsbottom, BLO 9NR

## Offers Over £210,000

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- Stunning End-Terrace Family Home
- Three Bedrooms
- Ideal for First-Time Buyers
- EPC Rating D
- Lovingly Maintained Throughout
- Front & Rear Gardens
- Freehold
- Large Reception Room
- Close Proximity to Commuter Links
- Council Tax Band A

### Ground Floor

### Entrance Hallway

5'5 x 3'7 (1.65m x 1.09m)

UPVC double glazed front entrance door, central heating radiator, laminate flooring, stairs to the first floor and door to reception room.

### Reception Room

14'4 x 12'9 (4.37m x 3.89m)

UPVC double glazed window, central heating radiator, cast iron multifuel burning stove, television point, coving and door to the kitchen.

### Kitchen

13'6 x 10'4 (4.11m x 3.15m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, electric double oven in a high rise unit, electric hob, extractor hood, laminate flooring and door to utility.

### Utility Room

10'4 x 4'5 (3.15m x 1.35m)

Plumbing for washing machine and dishwasher, space for fridge freezer and laminate flooring.

### First Floor

### Landing

7'1 x 6'3 (2.16m x 1.91m)

Loft access, smoke alarm and doors to three bedrooms and bathroom.

### Bedroom One

12'9 x 11'6 (3.89m x 3.51m)

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

### Bedroom Two

12'3 x 10' (3.73m x 3.05m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

9'6 x 7'1 (2.90m x 2.16m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'3 x 5'8 (1.91m x 1.73m)

UPVC double glazed window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with electric feed shower overhead, tiled elevations, extractor fan and lino flooring.

### External

### Front

Laid to lawn garden with paved pathway to the front door.

### Rear

Multilevel paved and laid to lawn garden with planted beds and a shed.


















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