



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 PlanItip.



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	

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## Linden Close, Ramsbottom, BL0 0LN

### £600,000

A STUNNING, DETACHED FIVE-BEDROOM FAMILY HOME

Keenans are delighted to welcome this charming property that offers the perfect blend of comfort and style. This spacious family home boasts five bedrooms, providing ample space for a growing family or those who love to entertain guests.

The newly renovated kitchen is a standout feature, offering a modern and functional space for entertaining. Imagine hosting dinner parties or enjoying breakfast with a view of the large garden that comes with picturesque views, perfect for relaxing on a sunny day or letting children play freely.

Located in the desirable area of Ramsbottom, this property offers not just a house, but a lifestyle. With its convenient location, you'll have easy access to local amenities, schools, and transport links, making it an ideal choice for families or professionals alike.

Don't miss the opportunity to make this house your home and enjoy the tranquility and comfort it has to offer. Contact us today to arrange a viewing and experience the charm of Linden Close for yourself.

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# Linden Close, Ramsbottom, BL0 0LN

£600,000



- Five Bedrooms
- Great Commuter Links
- Utility Room
- EPC Rating TBC
- Converted Garage
- Large Driveway With Parking For Multiple Vehicles
- Tenure Leasehold
- Close to the Motorway
- Large Landscaped Garden
- Council Tax Band F

## Entrance

Entrance door to the porch.

## Porch

10' x 4'7" (3.05m x 1.40m)

Wooden effect flooring, door to entrance hall.

## Entrance Hall

Central heating radiator, wooden effect flooring, stairs to the first floor and doors to three reception rooms, a downstairs WC, and understairs storage.

## Reception Room One

12'8" x 11'9" (3.86m x 3.58m)

Bay window to the front elevation.

## Reception Room Two

21'9" x 11'8" (6.63 x 3.57)

Three UPVC double glazed windows, two central heating radiators, living flame gas fire, door to the games room.

## Games Room

19'4" x 11'8" (5.9 x 3.57)

UPVC double glazed French doors to the rear, access to garage.

## Reception Room Three

11'4" x 9'4" (3.46 x 2.85)

Central heating radiator, UPVC double glazed window and door to the rear, open access to the kitchen.

## Kitchen

18'8" x 8'2" (5.69m x 2.49m)

UPVC double glazed window, a range of high gloss wall and base units with both granite and solid wood work surfaces including a large breakfast bar, a range cooker with a five ring gas hob, extractor hood and tiled splashbacks, inset one and a half bowl sink with integrated draining ridges and mixer taps, integrated dishwasher, space for an American style fridge freezer, and door to the utility room.

## Utility Room

9'3" x 8' (2.82m x 2.44m)

UPVC double glazed window, electric radiator, a range of high gloss wall and base units, a one and a half bowl sink with draining board and mixer taps, plumbing for washer and dryer, wooden effect flooring.

## First Floor

## Landing

Doors leading to five bedrooms and a family bathroom suite.

## Bedroom One

14'10" x 13'1" (4.52m x 3.99m)

Two UPVC double glazed windows, two central heating radiators, access to a walk in wardrobe and an ensuite shower room.

## Walk in Wardrobe

9'2" x 5'10" (2.79m x 1.78m)

## Ensuite

11'2" x 8'10" (3.40m x 2.69m)

UPVC double glazed frosted window, WC, wash basin and walk in direct feed rainfall shower with rinsehead.

## Bedroom Two

11'4" x 11" (3.45m x 3.35m)

UPVC double glazed window, central heating radiator.

## Bedroom Three

11' x 9'4" (3.35m x 2.84m)

UPVC double glazed window, central heating radiator.

## Bedroom Four

8'11" x 7'11" (2.72m x 2.41m)

UPVC double glazed window, central heating radiator.

## Bedroom Five

10'3" x 9'1" (3.12m x 2.77m)

UPVC double glazed window, central heating radiator.

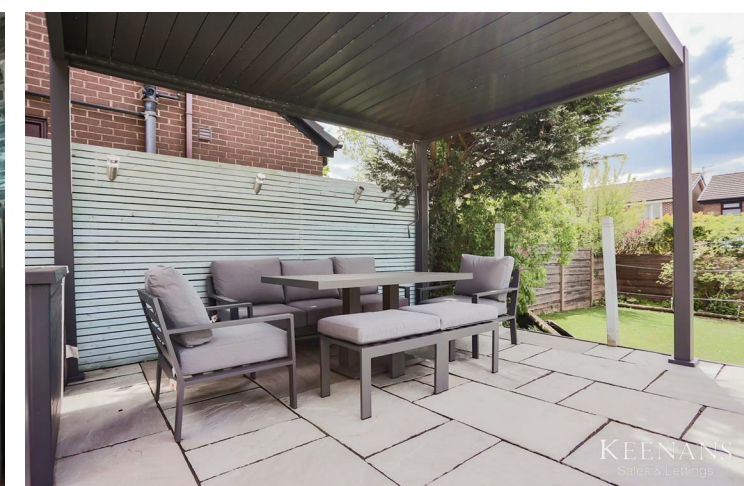
## Family Bathroom

9'10" x 5'11" (3.00m x 1.80m)

UPVC double glazed frosted window, central heating radiator, WC, wash basin, panel bath and shower cubicle.

## External

A generously sized rear garden with artificial turfing, sheltered seating area and woodland play area. The front has an extensive block-paved driveway providing off-road parking for numerous vehicles with bedding areas.



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