



Carr Bank Avenue Ramsbottom Bury 2 Bedrooms

- ***** NO UPWARD CHAIN *****
- FANTASTIC TRANQUIL LOCATION WITH STUNNING VIEWS
- BACKS ON TO SPRINGWOOD STREET MILL POND
- EXTENDED PROPERTY
- 3 RECEPTION ROOMS
- BATHROOM & GUEST WC
- OUTSIDE GARDEN ROOM AND WC

Price £300,000



**** NO UPWARD CHAIN **** Fantastic tranquil location with stunning views as it backs on to Springwood Street Mill Pond. Extended property with modern kitchen, 3 reception rooms and external garden room and WC.

Entrance Hall 4'3" (1.3m) Max x 6'8" (2.03m) Max

A white glazed UPVC entrance door with sidelights welcomes you into the property. The hall has laminate flooring and doors into the inner hall and the guest WC.

Guest WC 4'3" (1.3m) x 5'1" (1.55m)

Is fitted with a white 2 piece suite comprising of:- wc, and pedestal wash basin. There is a stained glass window on the front elevation and laminate flooring.

Inner Hall 3'9" (1.14m) x 15'8" (4.78m) Has laminate flooring and doors into the lounge, Kitchen, both bedrooms and the bathroom.

Lounge 11'6" (3.51m) x 14'11" (4.55m)

The lounge is a good size and has a large bow window on the front elevation making it nice and bright. There is an electric fire in a surround and beautiful parquet flooring.

Kitchen / Breakfast Area 9'0" (2.74m) x 20'1" (6.12m)

Modern grey high gloss units with solid wood worktops and splashbacks. Built in electric oven, grill and microwave. Integrated fridge and an integrated freezer. Ceramic hob with a black glass splashback and extractor above. Inset bowl and a half sink with a lever operated mixer tap. A storage cupboard houses the combi boiler and at the far end of the kitchen there is a breakfast bar and dual aspect windows. Laminate flooring for ease of cleaning. NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.

Morning Room - open access into the kitchen 7'7" (2.31m) x 14'5" (4.39m)

Is nice and bright with a stained glass window and French doors opening out onto the patio.

Office 7'7" (2.31m) x 8'2" (2.49m)

Is accessed from the morning room and has a window on the front elevation.

Master Bedroom 10'5" (3.18m) Including Wardrobes x 11'10" (3.61m)

The master bedroom has laminate flooring and a window on the front elevation. There is plenty of storage in the `L` shaped fitted wardrobes and cupboards above the bed.

2nd Bedroom 8'5" (2.57m) x 10'11" (3.33m)

Is carpeted, has fitted wardrobes and bedside tables and a window on the rear elevation.

Bathroom 8'6" (2.59m) x 5'5" (1.65m)

Is fully tiled and is fitted with a cream 3 piece suite comprising of:- wc and wash basin in a combination vanity unit, and a panel bath with a bath/shower mixer tap. There are two stained glass windows on the rear elevation and tiled flooring.

OUTBUILDINGS ON LOWER LEVEL (both not included in square footage)

Garden Room 7'11" (2.41m) x 8'7" (2.62m)

Is fitted with shaker style kitchen units and laminate worktops and splashbacks. Built in electric oven and a built in ceramic hob with an integrated extractor above. Single bowl sink with a mixer tap and tiled flooring. It is nice and bright with a rooflight window and a window on the rear elevation where you can sit, relax and enjoy the view and wildlife.

WC 3'7" (1.09m) x 5'0" (1.52m)

Is fitted with a WC and wash basin.



Freehold
Combi Boiler located in kitchen
Council Tax Band C
Water Meter
EPC Rating D