

4 RAMWELLS BROW



NEWTON & CO

LOOKING FOR A 3-
BED FAMILY HOME IN
BROMLEY CROSS?



Ramwells Brow, BL7





Welcome to Number 4 Ramwells Brow, a delightful home located just off Hospital Road in the charming area of Bromley Cross.



Welcome home.

Approaching the home, you'll find the driveway accommodating one vehicle leading up to the garage. Upon entering the porch, a storage cupboard to your right is ideal for keeping coats, shoes, and other outdoor essentials organised and out of sight.



The lounge at the front is a bright and airy space, thanks to the large front-facing window that lets in plenty of natural light. The room is arranged around a woodburner stove, perfect for cosy evenings. The stove features an oak mantle, adding a rustic touch, while the tiled hearth complements the surrounding floor tiles, creating a harmonious aesthetic.



Moving into the dining/sunroom, you'll notice the continuation of the floor tiling from the lounge, creating a seamless flow between the spaces. This room has large UPVC windows and doors that lead out to the garden, providing a seamless indoor-outdoor connection. It's an ideal spot for entertaining or enjoying meals with family and friends while soaking in the garden views.



The kitchen, designed in a functional U-shape, features white wall and base cabinets, offering plenty of storage space. There's room for a freestanding stove, a tall fridge/freezer, plumbing for a washing machine, and a stainless steel sink positioned under a window overlooking the garden. An additional door in the kitchen provides easy access to the outdoor space, perfect for stepping out with your morning coffee.



Back in the lounge, head up the stairs to the first floor where three bedrooms await.



The main bedroom, located at the front of the house, is spacious and offers a calm retreat. It features fitted sliding wardrobes in white, providing ample storage for clothing and personal items. The room also has a fitted dressing table with a mirror above, and a large window that lets in natural light. The laminate flooring adds a touch of elegance and practicality.



The second double bedroom is located at the rear of the house and boasts breath taking views of Winter Hill. It has space for a complete set of bedroom furniture, including a double bed, bedside tables, and a wardrobe. The walls are finished in a soothing combination of blue and cream, while the laminate flooring adds to the room's modern feel.



The third bedroom, located towards the back, is a versatile space that can serve as a study, home office, or single bedroom. It has enough room for a single bed and wardrobe, making it adaptable to your needs.



Serving the bedrooms is a three-piece shower room that features a back-to-wall WC, a vanity sink, and a corner shower with a glazed enclosure. The cream-tiled walls and flooring create a sleek and cohesive look, ensuring the bathroom is both functional and aesthetically pleasing.

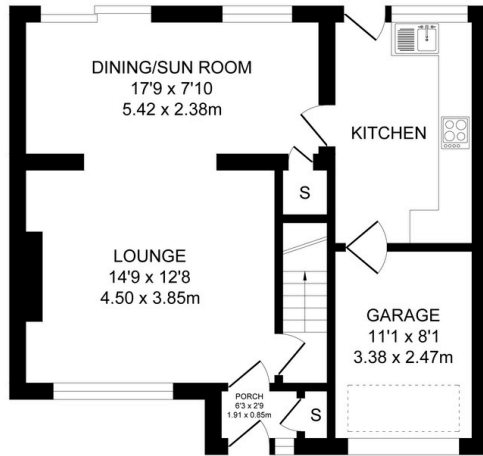


Outdoor Spaces

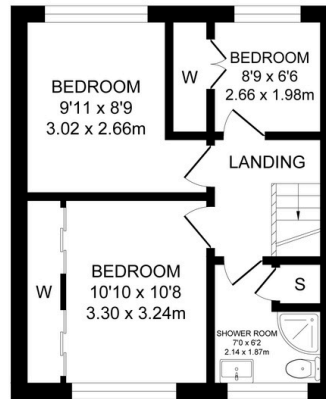
The south-facing garden is one of the property's highlights. From either the kitchen or dining room, step onto a decked patio area that's perfect for outdoor gatherings and summer BBQs. The deck opens up to stunning countryside views, offering a tranquil escape from the hustle and bustle of daily life.



A set of steps leads down to a well-maintained lawn, framed by rockery plant beds filled with mature vegetation. At the rear of the garden, there's a shed for additional storage. The entire garden is enclosed with timber fence panels and hedgerows, ensuring a safe environment for children and pets to play.



GROUND FLOOR
APPROX. FLOOR
AREA 57.2 SQ.M
(616 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 34.6 SQ.M
(372 SQ.FT.)

TOTAL APPROX. FLOOR AREA 91.8 SQ.M. (988 SQ.FT.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Out & About:

Families are well catered for with Eagley Infants and St John's Primary Schools and Turton High School all within a short walk.

Dine out at the various great pubs and restaurants, all within walking distance. From Italian cuisine to contemporary smokehouse stylings, there are plenty of local establishments to try and to love.

For fresh air and exercise, pull on your walking boots and hike to The Last Drop village, easily accessible by the bluebell woods at the end of the road. The reservoirs of Jumbles, Entwistle and Wayoh are also only a few minutes away by car.

Features:

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DRIVEWAY & INTEGRAL GARAGE
- SOUTH FACING REAR GARDEN
- COUNTRYSIDE VIEWS
- SOUGHT AFTER AREA
- HIGH REGARDED LOCAL SCHOOLS
- NO CHAIN
- TENURE: LEASEHOLD/
- LENGTH OF LEASE: 942 YEARS LEFT/ GROUND RENT: £15 P/A
- COUNCIL TAX BAND: C
- EPC RATED: TBC

RAMWELLS BROW

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