



Dundee Lane
Ramsbottom BL0 9HG
Asking Price £760,000

ADAMSONS BARTON KENDAL KENDAL are delighted to offer for sale this individually designed five bedroom detached family home positioned at the foot of Holcombe hill with far reaching views across the borough. Constructed in 2007, the property offers an abundance of space with over 4,000 square feet of beautifully presented accommodation. Set on an imposing plot in the highly sought after area of Ramsbottom, the property is within close proximity to a vast range of local amenities including schools, shops, restaurants and bars as well as having ease of access to the motorway network.

Internally, the property comprises of a large entrance hallway with central staircase and galleried landing. At ground floor level, there are three large reception rooms, a spacious kitchen diner with a range of appliances and a wonderful island, as well as a utility room and WC. The first floor is host to five double bedrooms, with three en-suite shower rooms and a main family bathroom. Heading up another flight of stairs, a converted loft space offers the potential for an additional two double bedrooms and a further bathroom. Plumbing is already in situ, and minimal work would be required to bring this space to a high standard in line with the rest of the property.

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Entrance Hall - 6.13m x 3.13m (20'1" x 10'3")

Lounge - 4.98m x 4.99m (16'4" x 16'4")

Sitting Room - 4.98m x 4.82m (16'4" x 15'10")

Second Lounge / Dining Room - 6.29m x 4.82m (20'8" x 15'10")

Kitchen / Breakfast Room - 5.15m x 6.72m (16'11" x 22')

Utility Room - 4.38m x 1.40m (14'4" x 4'7")

WC - 1.05m x 2.30m (3'5" x 7'6")



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First Floor

Landing - 5.55m x 3.13m (18'2" x 10'3")

Bedroom One - 6.07m x 4.99m (19'11" x 16'4")

En-Suite - 2.13m x 1.79m (7' x 5'11")

Bedroom Two - 4.14m x 4.82m (13'7" x 15'10")

En-Suite - 1.88m x 2.34m (6'2" x 7'8")

Walk-in Wardrobe - 1.57m x 3.13m (5'2" x 10'3")

Bedroom Three - 4.28m x 4.82m (14' x 15'10")

En-Suite - 1.89m x 2.34m (6'2" x 7'8")

Bedroom Four - 4.98m x 4.99m (16'4" x 16'4")

Bedroom Five - 4.06m x 3.13m (13'4" x 10'3")

Bathroom - 2.76m x 2.37m (9'1" x 7'9")

EXTERNAL

Externally, there is a good sized rear garden with a large block paved patio space and lawn with well stocked borders. At the front, a block paved driveway offers off street parking for numerous vehicles. Ramsbottom offers a range of amenities and facilities including schools, shops, bars and restaurants as well as countryside walks and additional sporting facilities.



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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

Energy Performance - D68

Council Tax Band - G

Tenure - TBC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Total area: approx. 315.0 sq. metres (3390.9 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Plan produced using PlanUp.

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