



pearson
ferrier®



11 UPPINGHAM DRIVE
Ramsbottom, BL0 9DP
£485,000

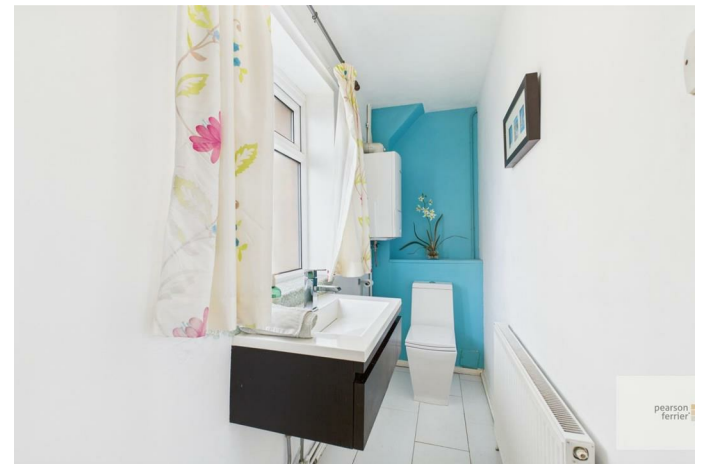
11 UPPINGHAM DRIVE

Property at a glance

- substantial modern detached
- four bedrooms
- large corner plot
- head of cul-de-sac
- sought after location
- close to the town centre

Uppingham Drive, Ramsbottom is a substantial, four bedroom detached house, located at the head of this quiet cul-de-sac in a large corner plot, overlooking adjoining fields in this highly regarded residential location within a short distance to the town centre and onward drive to the motorway network. The house is double glazed and warmed by gas fired central heating the accommodation briefly comprises; entrance hall with guests wc/cloaks, spacious L-shaped living room, dining room, breakfast room, kitchen, study/bedroom four, first floor, generous landing area, three further bedrooms and a four piece bathroom with sauna. Outside there is a garden forecourt and driveway leading to a detached garage, to the rear and sides there are generously sized mostly laned garden with patio and borders overlooking the fields. Freehold Property/Council tax Band E







Floor 0



Floor 1

Approximate total area⁽¹⁾

150.29 m²

Reduced headroom

3.92 m²

(1) Excluding balconies and terraces.

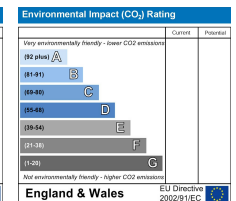
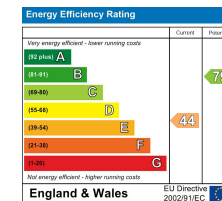
Reduced headroom

Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Ramsbottom Office
11 Bolton Street, Ramsbottom, BL0 9HU
Telephone: 01706 822630
Fax: #
Email: ramsbottom@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.