

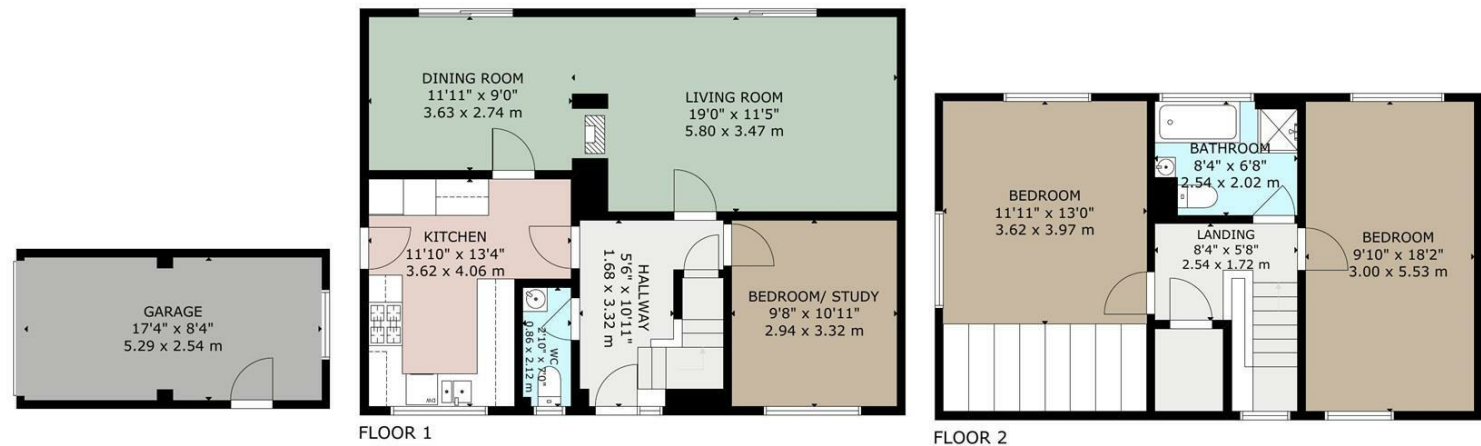


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GROSS INTERNAL AREA  
TOTAL: 118 m<sup>2</sup>/1,268 sq.ft.  
FLOOR 1: 66 m<sup>2</sup>/705 sq.ft. FLOOR 2: 52 m<sup>2</sup>/563 sq.ft.  
EXCLUDED AREA: GARAGE: 13 m<sup>2</sup>/142 sq.ft.  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

From our central Ramsbottom office head west on Callender St towards Central St and continue straight onto Springwood St, then continue onto Carr Bank Rd. Turn left onto Uppingham Dr, then turn right onto The Paddock. Turn right to stay on The Paddock. Destination will be on the left Arrive: The Paddock, Ramsbottom, Bury BL0 9HP, UK



## 8 The Paddock

Ramsbottom, Bury, BL0 9HP

Offers over £400,000



- Well Presented & Spacious Detached Family Home
- Highly Sought After Carrbank Area, With Countryside Views
- Open Aspect Lounge & Dining Area
- Set On A Large Plot, With Well Maintained Gardens To Rear
- Beautifully Positioned & Set In A Quiet Cul De Sac
- Two Double Bedrooms & Study/Bedroom Three
- Detached Garage & Ample Driveway Parking
- A Must See!!! To Appreciate Location, Charm & Size Of Property.

# 8 The Paddock

## Ramsbottom, Bury, BL0 9HP

**\*\*THREE BEDROOM DETACHED DORMA BUNGALOW\*\* SET IN A SECLUDED CUL DE SAC LOCATION, ON A LARGE PLOT WITH COUNTRYSIDE VIEWS\*\*GARAGE & DRIVEWAY PARKING\*\***

Set at the head of a select cul-de-sac within the scenic Carrbank area of Ramsbottom, this well appointed and beautifully positioned detached residence offers fabulous views, stunning gardens and a superb living space all encompassed on a substantial plot of land.

The property has been continually updated and kept in excellent condition by its's current owners. The layout, space and configuration offer both the option of occupying without the need for any renovation, as well as enormous potential, should you wish to create your individual dream home in one of Ramsbottom's most sought after locations.

The property in brief comprises of entrance hall, semi-open plan lounge and diner with dual aspect log burner, overlooking private and mature gardens, a ground floor bedroom/office, fitted country style kitchen, WC and stairs ascending to the first floor,

On the first floor itself, splendid views are provided from the two double bedrooms. with a modern, spacious family bathroom completing the layout on the substantially extended first floor.

An idyllic, mature, south facing ,country garden featuring a range of trees, plants and shrubs is accessed via two double aspect French doors. A raised decking area. and a sunny patio area complete the superb outdoor space in this fabulous property.

Externally the property also benefits from driveway parking and secure garage, fitted with a roller door.

Viewing is highly recommended to fully appreciate the many features and benefits of this stunning home.

### Entrance Hall

56 x 10'11 (1.68m x 3.33m)  
Front entrance door with glazed window beside opens into the hallway with radiator, under the stairs cupboard, telephone point, power points and stairs ascending to the first floor.

### Downstairs WC

2'10 x 7'0 (0.86m x 2.13m)  
Double glazed opaque window to front elevation, fitted with a two piece suite, comprising of low level WC and hand wash basin, heater and centre ceiling light.

### Kitchen

11'10 x 13'4 (3.61m x 4.06m)  
With a front facing double glazed window overlooking the quiet cul de sac, fitted with a range of wall and base units with contrasting work surfaces, tiled splashback, inset sink and drainer unit with mixer tap, five ring gas hob with extractor hood above, integrated Neff double oven and grill, integrated Neff dishwasher and Neff microwave, integrated Neff tall fridge and integrated Neff under counter freezer, integrated washer/dryer, down lights, centre ceiling light, chrome heated towel rail, access to side of property and access to garage and garden.



### Alternative View



### Open Plan Living Room

19'0 x 11'5 (5.79m x 3.48m)  
With a central feature log burning stove, radiator, TV point, power points, central ceiling light and double glazed patio doors opening out to the decked area and overlooking the stunning garden. With an open plan aspect to the Dining Area.



### Alternative View



### Dining Room

11'11 x 9'0 (3.63m x 2.74m)  
With a central feature log burning stove, radiator, power points, central ceiling light and double glazed patio doors leading out to decked area and overlooking the stunning gardens. With an open aspect to the Living Area.



### Bedroom Three/ Study

9'8 x 10'11 (2.95m x 3.33m)  
Currently laid out as a study, but can also be used as a bedroom, with a front facing double glazed window overlooking the quiet cul de sac, centre ceiling light, gas central heating radiator and power points.



### Bedroom One

11'11 x 13'0 (3.63m x 3.96m)  
With a front and rear facing UPVC window providing far reaching views over Ramsbottom, two ceiling lights, two radiator and power points.



### Bedroom Two

9'10 x 18'2 (3.00m x 5.54m)  
With a rear and side facing UPVC double glazed windows with countryside views, fitted wardrobes, central ceiling lights, gas central heating radiator and power points.



### Family Bathroom

8'4 x 6'8 (2.54m x 2.03m)  
Fully tiled with a rear facing opaque UPVC double glazed window, fitted with a four piece, comprising of a free standing Victorian rolling bath with mixer tap and shower attachment, walk in shower, low level WC and a wall hung hand wash basin, heated towel rail and centre ceiling light.



### Rear Garden

Set on a Large Plot, this stunning garden is completely private and features a variety of plants, shrubs and trees, a patio area and a beautifully maintained expanse of lawn with a decked balcony.

