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Energy Efficiency Rating	
Current	Potential
85	93

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

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Fletcher Close, Ramsbottom, BL0 0FU

Asking Price £475,000

A NEUTRALLY FINISHED, SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME

Flowing internally with an abundance of living space finished with neutral decor, this four-bedroom, detached family home is perfectly suited for a growing family looking for their dream home that is ready to move straight into! The property has seen several upgrades from the current occupier, further creating a charming family home that offers easy access to local amenities, schools and major commuter routes towards Manchester, Bury and Rossendale.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway with stairs leading to the first floor and doors providing access to a spacious living room, internal access to the garage, under-stairs storage and a stunning open plan kitchen/family room. The kitchen/family room has bi-folding doors leading to the rear garden and a door leading to a utility room. The utility room has doors leading to a downstairs WC and the side elevation. To the first floor is a landing with doors leading to four double bedrooms, airing cupboard, access to a boarded loft with drop down ladder and a four-piece family bathroom suite. The family bathroom is also accessible from the second bedroom. The master bedroom features an ensuite shower room. Externally the property boasts a fully enclosed rear laid to lawn garden. The front of the property has a laid to lawn garden with driveway providing off-road parking for two vehicles and double EV charging point.

For further information, or to arrange a viewing, please contact our Bury team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Fletcher Close, Ramsbottom, BL0 0FU

Asking Price £475,000



- EPC Rated B
- Integral Garage
- Fully Detached
- Council Tax Band E
- Driveway For Multiple Cars
- Spacious Rear Garden
- Freehold Property
- Composite Fitted Kitchen
- Four Bedrooms

Ground Floor

Hall

2'11 x 8'11 (0.89m x 2.72m)

UPVC double glazed window, central heating radiator, stairs to the first floor, garage, kitchen and under-stairs storage.

Living Room

15'4 x 10'08 (4.67m x 3.25m)

UPVC double glazed bay window, central heating radiator, telephone point, television point.

Kitchen / Family Room

25'05 x 15'08 (7.75m x 4.78m)

UPVC double glazed window, central heating radiator, mix of wall and base units, laminate worktops, double oven grill microwave on a high rise unit, five ring gas hob, extractor fan, stainless steel sink with drainer and mixer taps, stainless steel splash backs, stainless steel one and a half sink with drainer and mixer tap, integrated dishwasher, integrated fridge/freezer, television point, spotlights, tiled floor, bi-folding door, door to utility room.

Utility Room

5'08 x 3'05 (1.73m x 1.04m)

Matching base units, stainless steel sink with drainer and mixer taps, tiled floor, integrated washer dryer, door to side of property.

WC

5'08 x 3'5 (1.73m x 1.04m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, tiled floor, dual flush WC.

First Floor

Landing

Access to boarded loft, smoke alarm, central heating radiator, door to airing cupboard, four bedrooms and bathroom.

Bedroom One

14'11 x 13'2 (4.55m x 4.01m)

UPVC double glazed window, central heating radiator, television point, door to en-suite.

En-suite

7'05 x 5'07 (2.26m x 1.70m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer taps, enclosed direct feed rainfall shower, spotlights, extractor fan, full tile elevations, shave point, tiled floor.

Bedroom Two

11'9 x 11'3 (3.58m x 3.43m)

UPVC double glazed window, central heating radiator television point.

Bedroom Three

13'3 x 8'1 (4.04m x 2.46m)

UPVC double glazed window, central heating radiator, television point.

Bedroom Four

13'0 x 10'0 (3.96m x 3.05m)

UPVC double glazed window, central heating radiator, television point, door to Jack-and-Jill en-suite.

Family Bathroom

10'00 x 7'00 (3.05m x 2.13m)

UPVC double glazed frosted window, central heating towel rail, pedestal wash basin with mixer tap, panel bath with mixer taps, enclosed direct feed shower, extractor fan, full tile elevations, spotlights, tiled floor.

Externally

Garage

20'05 x 10'00 (6.22m x 3.05m)

Twin power point, electric up and over door.

Front

Electric car charging point, security light, alarm, Twin EV point laid to lawn garden.

Rear

Fully enclosed rear laid to lawn garden, security light.

