



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Longsight Road, Ramsbottom, BL0 9TA

### Offers Over £310,000

SPACIOUS FAMILY HOME IN THE HEART OF THE TOWN

Welcome to this stunning property located on Longsight Road in the charming town of Holcombe Brook, Ramsbottom, Bury. This delightful house boasts two reception rooms, three bedrooms, and two bathrooms, making it an ideal home for a family or those who love to entertain.

As you step inside, you'll be greeted by a spacious and modern interior, complete with contemporary decor and appliances that are sure to impress even the most discerning buyer. The large drive to the front of the property provides convenient parking for you and your guests, ensuring that you never have to worry about finding a space.

One of the standout features of this property is the ample room it offers for entertaining guests. Whether you're hosting a dinner party in one of the reception rooms or enjoying a summer barbecue in the garden, this house is perfect for creating lasting memories with family and friends.

Located in close proximity to local amenities, you'll have everything you need right at your doorstep. From quaint cafes to convenient shops, this property offers the perfect blend of comfort and convenience.

Don't miss out on the opportunity to make this modern and spacious house your new home. Contact us today to arrange a viewing with our Bury office and experience the charm of Longsight Road for yourself.

# Longsight Road, Ramsbottom, BL0 9TA

## Offers Over £310,000

 3  2  2  D

- Tenure Leasehold
- Off Road Parking With Block Paved Drive
- Open Plan Living/Dining Space With Access To Kitchen
- Easy Access To Major Commuter Routes

- Council Tax Band D
- Semi Detached Property
- Selling with No Chain

- EPC Rating D
- Three Bedrooms
- Ample Sized Rear Garden

### Ground Floor

#### Entrance

UPVC door to porch

#### Porch

4'11 x 4' (1.50m x 1.22m)

Vinyl flooring and UPVC door to reception room.

#### Dining Room

15'7 x 11'8 (4.75m x 3.56m)

UPVC sliding door to rear, central heating radiator, dado rail, multifuel burner with stone surround, laminate flooring, open access to kitchen, door to reception room, door to shower room and stairs to first floor.

#### Shower Room

8'4 x 5' (2.54m x 1.52m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, enclosed direct feed shower with rinse head, vanity top wash basin with mixer tap, part tiled elevation and tiled floor.

#### Kitchen

14'5 x 12'2 (4.39m x 3.71m)

UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, range of wall and base units, granite work tops, integrated oven with four ring Neff induction hob, extractor fan, tiled splash backs, inset one and a half sink with mixer tap, integrated dish washer, plumbed for washing machine, space for an American fridge freezer, central island, spotlights and tiled floor.

#### Reception Room

15'4 x 13'7 (4.67m x 4.14m)

UPVC double glazed bow window, central heating radiator, gas fire with a marble surround and wood mantle and television point.

### External

#### Rear

Enclosed paved patio, laid to lawn, tree, mature shrubs and outbuilding.

#### Front

Block paved drive.

### First Floor

#### Landing

15'6 x 6'11 (4.72m x 2.11m)

Dado rail, central heating radiator, loft access, smoke alarm, doors to three bedrooms and bathroom.

#### Bedroom Two

10'5 x 9'2 (3.18m x 2.79m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'3 x 5'2 (1.91m x 1.57m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with massage settings, part tiled elevation, tiled floor and extractor vent.

### Bedroom One

17'7 x 9'2 (5.36m x 2.79m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Three

13'1 x 5'11 (3.99m x 1.80m)

UPVC double glazed window, central heating radiator and laminate flooring.



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