



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			83
(81-91) B			
(69-80) C		69	
(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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Mansfield Avenue, Ramsbottom, BL0 9US

Offers Over £295,000

A STYLISH FOUR-BEDROOM, SEMI DETACHED HOME

Nestled in the charming Mansfield Avenue, Ramsbottom, Bury, this exquisite property is a true gem waiting to be discovered. Boasting two reception rooms, four bedrooms, and a bathroom, this house is the epitome of a perfect family home.

As you step inside, you'll be greeted by a beautifully presented interior spread over three floors, offering ample space for a growing family to thrive. The contemporary neutral decor adds a touch of elegance and provides a blank canvas for you to make it your own.

The heart of this home lies in the open plan kitchen/dining room, a perfect space for entertaining guests or simply enjoying family meals while overlooking the serene rear garden. Imagine sipping your morning coffee as you soak in the peaceful surroundings.

Conveniently located for commuters heading towards Manchester, this property offers the best of both worlds - a tranquil retreat away from the hustle and bustle, yet within easy reach of city amenities.

Don't miss the opportunity to make this house your home and create lasting memories in this idyllic setting.

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Mansfield Avenue, Ramsbottom, BL0 9US

Offers Over £295,000



- Exquisite Semi Detached Property
- Spacious Loft Room
- Stunning Gardens to Front, Side and Rear
- EPC Rating C
- Three Bedrooms
- Modern Fitted Dining Kitchen
- Tenure Freehold
- Two Piece Bathroom Suite and Separate WC
- Presented to Highest Standard Throughout
- Council Tax Band B

Ground Floor

Entrance Hall

11'7 x 5'11 (3.53m x 1.80m)

Rockdoor front entrance door, UPVC double glazed window, central heating radiator, Karndean flooring, doors leading to reception room, kitchen/dining area and stairs to first floor.

Reception Room

16'6 x 12'3 (5.03m x 3.73m)

UPVC double glazed bay window, central heating radiator, living flame electric fire, television point and door to kitchen/dining area.

Kitchen/Dining Area

19'0 x 13'2 (5.79m x 4.01m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite effect worktops, tiled splashback, inset Franke sink and drainer with high spout mixer tap, integrated Neff slide and hide oven, four ring induction hob and extractor hood, space for fridge freezer, integrated Neff dishwasher and Bosch washing machine, spotlights, Karndean flooring and UPVC double glazed French doors to rear.

First Floor

Landing

UPVC double glazed window, doors leading to three bedrooms, bathroom, separate WC and stairs to loft room.

Bedroom One

13'3 x 10'10 (4.04m x 3.30m)

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

Bedroom Two

10'11 x 10'2 (3.33m x 3.10m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'11 x 7'2 (2.41m x 2.18m)

UPVC double glazed window and central heating radiator.

Bathroom

7'0 x 5'5 (2.13m x 1.65m)

Two UPVC double glazed frosted windows, vanity top wash basin with mixer tap, panel bath with mixer tap and electric shower overhead, storage cupboard housing boiler, part tiled elevations and tiled flooring.

WC

4'1 x 2'6 (1.24m x 0.76m)

UPVC double glazed frosted window, low base WC and tiled flooring.

Loft Room

18'8 x 14'7 (5.69m x 4.45m)

UPVC double glazed Velux window, spotlights and fitted storage.

External

Rear

Enclosed garden with raised patio area, artificial lawn and further patio areas.

Front and Side

Laid to lawn, paving, mature shrubbery and bedding areas.



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