



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		74	
(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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Carnoustie Drive, Ramsbottom, BL0 9QL

Offers Over £299,999

A SPACIOUS THREE BEDROOM FAMILY HOME

Nestled in the charming Carnoustie Drive of Ramsbottom, Bury, this deceptively spacious three-bedroom semi-detached family home is a true gem waiting to be discovered.

Boasting not just one, but three reception rooms, this property offers versatility and the exciting potential to create open plan living spaces tailored to your liking. Imagine the possibilities for family gatherings, entertaining guests, or simply relaxing in style.

The property features a fully enclosed rear garden, providing both privacy and security for you and your loved ones to enjoy outdoor activities or simply unwind in a tranquil setting. Additionally, the convenience of off-road parking on a drive, along with an integral garage, ensures that parking will never be a hassle.

Situated in a popular area, this home is ideal for a growing family looking to settle down in a welcoming community. Don't miss out on the opportunity to make this house your home and create lasting memories in this wonderful location.

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Carnoustie Drive, Ramsbottom, BL0 9QL

Offers Over £299,999



- Beautifully Presented Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating C
- Three Bedrooms
- Ample Living Space
- Tenure Freehold
- Three Piece Bathroom
- Low Maintenance Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hall

9'2 x 4'6 (2.79m x 1.37m)

UPVC double glazed frosted front door, central heating radiator, door to reception room one and stairs to first floor.

Reception Room One

14'8 x 11'8 (4.47m x 3.56m)

UPVC double glazed bay window, central heating radiator, coving, fireplace with wooden mantel, marble hearth and surround, television point and open arch to reception room two.

Reception Room Two

12'1 x 7'7 (3.68m x 2.31m)

UPVC double glazed window, central heating radiator, coving and door to reception room three.

Reception Room Three

12'0 x 6'11 (3.66m x 2.11m)

Central heating radiator, door to understairs storage, open to kitchen and UPVC double glazed French doors to conservatory.

Conservatory

12'0 x 6'11 (3.66m x 2.11m)

UPVC double glazed windows, central heating radiator, pitched double glazed roof, wood effect laminate flooring and UPVC double glazed French doors to rear.

Kitchen

12'9 x 6'11 (3.89m x 2.11m)

UPVC double glazed window, range of panelled wall and base units with laminate worktops, integrated oven with four ring gas hob and extractor hood, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, plumbing for dishwasher, space for fridge, PVC panelling to ceiling, vinyl flooring and door to rear hall.

Rear Hall

3'2 x 2'8 (0.97m x 0.81m)

Central heating radiator, vinyl flooring doors to WC and garage.

WC

3'11 x 3'2 (1.19m x 0.97m)

Central heating radiator, dual flush WC, vanity top wash basin with mixer tap, extractor fan and vinyl flooring.

Garage

18'7 x 7'7 (5.66m x 2.31m)

Power, lighting, plumbing for washing machine and up and over garage door.

First Floor

Landing

UPVC double glazed window, loft access, smoke detector, coving, doors to three bedrooms, bathroom and airing cupboard.

Bedroom One

12'5 x 5'8 (3.78m x 1.73m)

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

Bedroom Two

12'5 x 8'8 (3.78m x 2.64m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'4 x 5'10 (2.84m x 1.78m)

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

Bathroom

7'7 x 6'0 (2.31m x 1.83m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, wood panelled bath with mixer tap and overhead electric feed shower, coving, tiled elevations and tiled flooring.

External

Rear

Paved garden with bedding areas.

Front

Bedding areas, block paved driveway and access to garage.

