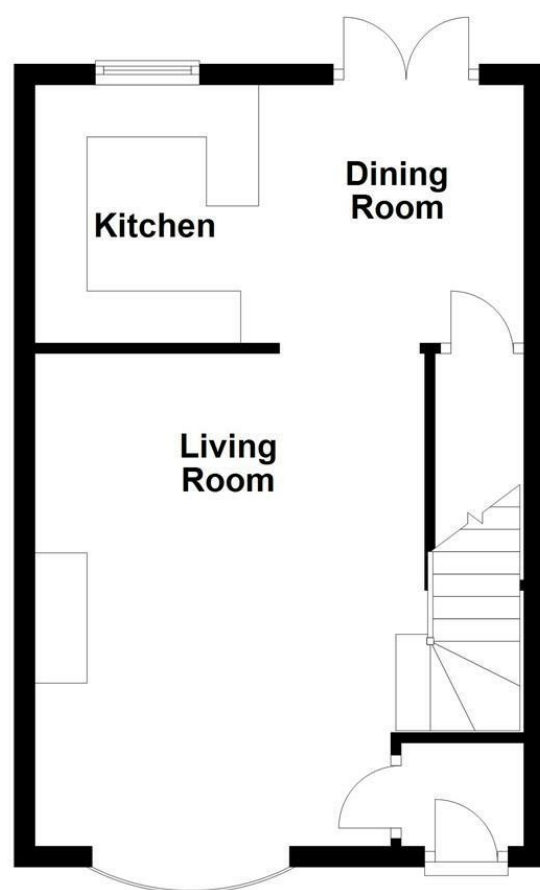
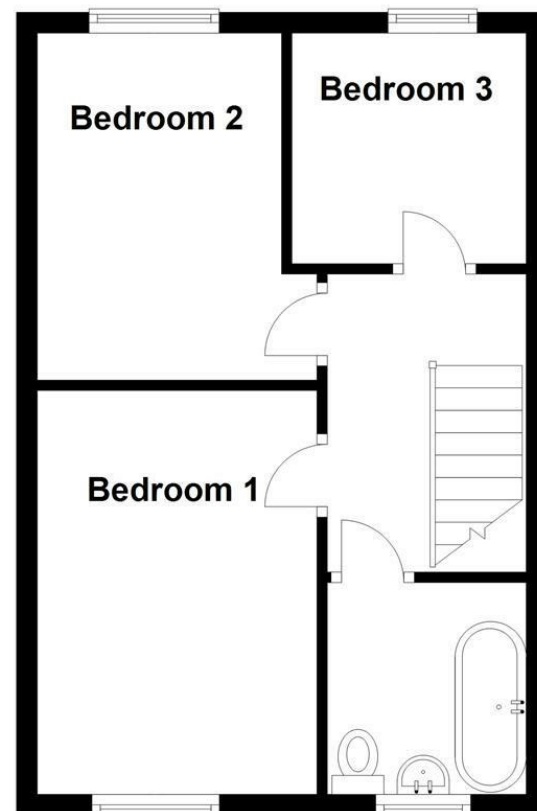


Ground Floor



First Floor



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			
(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.

## Astley Hall Drive, Ramsbottom, BL0 9DF

### Offers Over £280,000

THREE BEDROOM DETACHED PROPERTY WITH OFF-ROAD PARKING AND DETACHED GARAGE!

This beautifully presented three bedroom detached property is being proudly welcomed to the market in the up and coming town of Ramsbottom. With easy access to the town centre, well regarded schools, local amenities and popular commuter routes to surrounding towns and villages, this property is perfect for a small family or somebody looking for a perfectly situated upside. This property boasts a spacious living room and kitchen, three bright bedrooms, off-road parking and detached garage and a recently laid tray system gravel drive and parking to the front elevation..

The property comprises briefly: entrance into the vestibule. From the vestibule there is access into the living room. The living room has stairs leading to the first floor and an opening allowing access into the fitted kitchen and diner. The kitchen offers doors to the rear garden and understairs storage. From the first floor landing, there are doors allowing access into two double bedrooms, one single bedroom and a three piece bathroom suite. Externally, this property boasts a rear, enclosed, stone bedded garden with mature shrubs and access to a detached garage. To the front of the property, there is a stone bedded, off-road parking area.

For any further information or to arrange any viewings please contact our Bury team.



# Astley Hall Drive, Ramsbottom, BL0 9DF

## Offers Over £280,000



- Beautifully Presented
- Well Located
- Spacious Rooms
- Gravelled Drive With Room For Four Cars
- Detached Garage
- Fitted Kitchen
- Three Bedroomed
- Detached Property
- Enclosed Rear Garden
- EPC To Be Confirmed

### Ground Floor

Contemporary door to the main entrance.

#### Vestibule

3'10 x 3'10 (1.17m x 1.17m )

Laminate floor, storage cupboard, door to living room.

#### Living Room

15'03 x 15'02 (4.65m x 4.62m )

UPVC double glazed bay window, central heating radiator, coving, television point, gas fire, laminate flooring, stairs to the first floor landing, opening to the kitchen.

#### Kitchen

15'03 x 8'00 (4.65m x 2.44m )

UPVC double glazed window, central heating radiator, gloss wall and base units, granite worktops, stainless steel sink and drainer with mixer taps, oven with four ring gas hob, extractor hood, plumbing for washing machine, and dish washer, boiler, coving, spotlights, part tiled elevations, laminate flooring, UPVC double glazed french doors to rear garden, door to understairs storage.

### First Floor

#### Landing

7'11 x 6'05 (2.41m x 1.96m )

UPVC double glazed window, central heating radiator, access to attic, doors to three bedrooms and bathroom.

#### Bedroom One

12'10 x 8'08 (3.91m x 2.64m )

UPVC double glazed window, central heating radiator, laminate flooring, fitted wardrobes.

#### Bedroom Two

10'08 x 7'11 (3.25m x 2.41m )

UPVC double glazed window, central heating radiator, laminate floors.

#### Bedroom Three

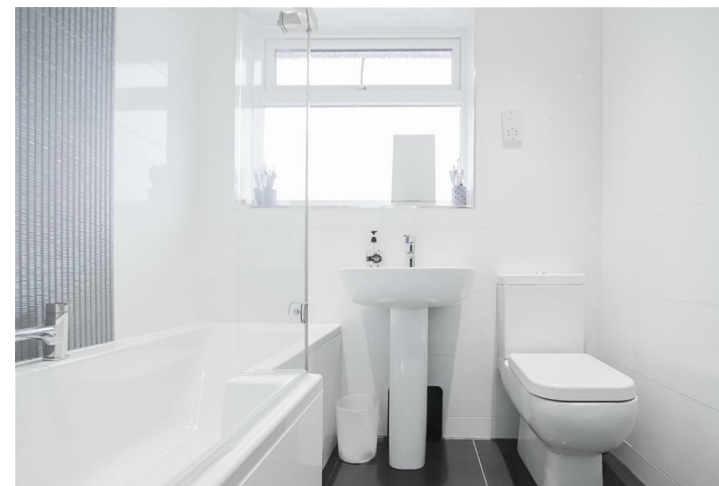
7'10 x 6'04 (2.39m x 1.93m )

UPVC double glazed window, central heating radiator, smoke alarm, laminate flooring.

#### Bathroom

7'10 x 6'04 (2.39m x 1.93m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, L-shape bath with mixer tap and main feed shower, extractor fan, spotlights, tiled walls, tiled floor, underfloor heating.



Tel: 01617510340

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)