



**7 Cleveland Close, Ramsbottom BL0 9FH**

**£480,000**



**Situated on a popular residential development in Ramsbottom, this spacious and immaculately presented 'Forever Home' has been extended and upgraded by the current owners to an extremely high standard. Viewing is highly advised to appreciate this property fully.**

This four bedroom detached family home boasts gardens to the front side and rear along with spacious, tastefully decorated living accommodation over two floors. Ready to walk straight into, this is a fantastic opportunity for any potential buyer to acquire a spacious family home close to all local amenities and schools.

The accommodation comprises; Ground Floor; Entrance Hall, WC, Living Room, Large Open Plan Living Kitchen Diner & Integral Garage. First Floor; Landing, Master Bedroom with En-Suite Shower Room, Bedroom Two, Bedroom Three, Family Bathroom & Bedroom Four/Office. Outside there are private gardens to the rear benefiting from the sun all day, parking for three cars and a further garden area at the front.

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## Entrance Hallway

**3.27m x 0.95m (10' 7" x 3' 1")**

Upvc double glazed rock door, tiled floor with under floor heating, stairs to first floor, ceiling light, gas central heating radiator, alarm keypad, thermostat

## WC

**1.57m x 0.95m (5' 1" x 3' 1")**

Dual flush WC, wash basin with mixer tap and storage below, half panelled walls, tiled floor with under floor heating, upvc double glazed frosted window, ceiling light

## Living Room

**5.03m + bay x 5.02m (16' 5" x 16' 4")**

Upvc double glazed bay window, gas central heating radiator, wooden flooring, feature sandstone fire place with inset gas fire, multiple sockets, ceiling lights, coving, open to...

## Open Plan Kitchen Diner

**3.6m x 7.38m (11' 8" x 24' 2")**

Feature log burner on stone hearth, wooden flooring, gas central heating radiator, multiple sockets, ceiling lights, coving, under stairs storage. A range of base and eye level units with complementary granite work surfaces, all NEFF appliances including, dishwasher, fridge freezer, washing machine, 5 ring gas hob with extractor over, stainless steel sink and a half with mixer tap and draining grooves in work surface, upvc double glazed window, ceiling spots and tiled floor. Open to...

## Landing

Loft access, ceiling light, multiple sockets

## Bedroom Two

**4.33m x 2.28m (14' 2" x 7' 5")**

Upvc double glazed window with fitted blind, gas central heating radiator, ceiling light, multiple sockets

## Family Bathroom

**1.78m x 4.67m (5' 8" x 15' 3")**

Panelled bath with mixer tap, low flush WC, double shower with mains rainfall mixer shower head and separate handheld, glass door, large wash basin with mixer tap, wooden work surface, drawers below, large mirror over, chrome heated towel rail, upvc double glazed frosted windows, ceiling lights, tiled walls

## Bedroom Three

**2.93m x 2.16m (9' 6" x 7')**

Upvc double glazed window with fitted blind, gas central heating radiator, ceiling light, multiple sockets, inbuilt storage cupboards

## Garden Room

**3.44m x 5.34m (11' 3" x 17' 5")**

Upvc double glazed windows and patio doors to rear garden, vaulted double glazed ceiling, under floor heating, ceiling spots and feature light, wooden floor, security shutters on patio doors, multiple sockets

## Bedroom Four/Office

**2.75m x 1.81m (9' x 5' 9")**

Upvc double glazed window with fitted blind, gas central heating radiator, ceiling light, multiple sockets, floor to ceiling shelving along one wall

## Master Bedroom

**3.65m x 2.88m (11' 9" x 9' 4")**

Range of fitted wardrobes, upvc double glazed window with fitted blind, gas central heating radiator, ceiling light, multiple sockets

## En-Suite Shower Room

**1.3m min x 1.44m (4' 2" x 4' 7")**

Corner shower with electric mixer, glass door, pedestal wash basin with mixer tap, dual flush WC, tiled floor and walls, upvc double glazed frosted window, chrome heated towel rail, mirror, ceiling light

To the front of the property there is parking for three cars and a lawn garden with established bedding areas. At the side and rear there is a patio seating area which benefits from the sun all day and a further lawned area with mature planted borders. The garden is extremely private and provides a brilliant space to entertain friends and family.





### services

All mains services are connected. Solar panels contribute largely to the cost of the electricity bills.

### tenure

We understand from the owners to be Freehold

### council tax

Band D

### other information

Gas central heating, double glazing, solar panels & electric car charging port installed.

### viewings

Strictly by appointment tel. 01254 828810

### office hours

53 King Street, Whalley, BB7 9SP  
Monday to Friday 9.00am to 5.00pm  
Saturday 9.30am to 2.30pm

### property to sell?

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### surveys

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### internet

Details of this and other properties can be viewed on our website [www.athertons-uk.com](http://www.athertons-uk.com)

### money laundering regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)

September 2021

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