



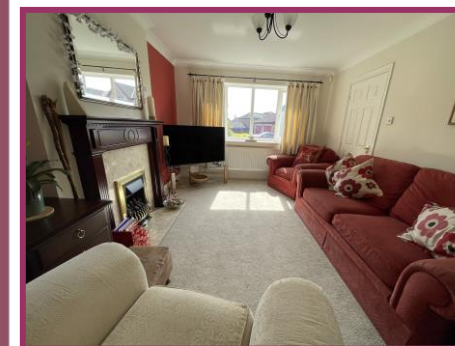
Independent Estate Agents
Cardwells Est. 1982

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BEAULY CLOSE, RAMSBOTTOM. BL0 9WB



- Detached Family Home
- Four Bedrooms (Three Fitted)
- Open Plan Kitchen/Diner
- Three Reception Rooms
- Ensuite & Family Bathroom
- Gardens to Front & Rear
- Sought After Location
- Early Viewing Advised



£515,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



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This stylish and deceptively spacious detached family home is located on a cul de sac off Oak Avenue which is itself on the fringe of Holcombe and Summerseat. Having a wide variety of amenities, eateries and schools nearby, including Holcombe Brook Primary School, Summerseat Methodist Primary School, Greenmount Primary School, Hazlehurst Community Primary School and Woodhey High School, the village Bistro, Holcombe Brook Sports and Tennis club and Summerseat Garden Centre to name but a few. The house itself is presented to a very high standard and has been thoughtfully extended to create an opportunity for ground floor bedroom with en suite. The accommodation currently comprises: entrance hall, spacious lounge, open plan dining kitchen, reception room with utility / guest w.c, conservatory, four bedrooms (three fitted) en suite and family bathroom. Externally the property enjoys driveway parking to the front with neat lawn and shrub borders. Gated access to the side leads to the rear garden with paved patio, raised lawn with shrub borders. A fabulous house in a sought after location, early viewing is advised and is certain to impress. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway 13' 1" x 5' 11" (4.0m x 1.8m) Double glazed door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Under stairs storage. Radiator. Alarm panel.

Music Room/Study 14' 1" x 7' 3" (4.3m x 2.2m) Double glazed window to the front elevation. Radiator. Potential for ground floor bathroom as this leads through to the utility stroke guest WC which could convert into an ensuite shower room if desired.

Utility/Ground Floor WC Double glazed window to the side elevation. Plumbed for washing machine and dryer. WC. Pedestal wash handbasin. Central heating boiler. Radiator.

Lounge 14' 9" x 10' 6" (4.5m x 3.2m) Double glazed windows to the front and side elevations. Gas fire in wood and marble surround. Radiator.

Kitchen/Diner 25' 3" x 8' 9" (7.69m x 2.67m) Kitchen area has double glazed window and brand new French door to the rear elevation. Range of base units with contrasting work surfaces and matching wall cabinets. Insert one and a half bowl sink and drainer. Five burner range range with extractor. Space for fridge freezer. Integrated dishwasher. Opens onto the dining area. Twin glazed doors to the rear elevation leading into the conservatory. Radiator. Karndean flooring.

Conservatory 10' 6" x 8' 2" (3.2m x 2.5m) Double glazed windows to 3 elevations. French doors to the side providing access to the garden. Radiator. Underfloor heating. Ceiling light point and fan.

First Floor Landing Stairs lead off the hall to the first floor landing. Access to partially boarded loft. Store cupboard.

Bedroom 1 14' 5" x 10' 6" (4.4m x 3.2m) Double glazed window to the front elevation. Radiator. Door through to the ensuite.

En-suite Double glazed window to the front elevation. Three piece suite comprising corner shower, pedestal wash handbasin and close cup WC. Radiator.

Bedroom 2 12' 2" x 8' 1" (3.7m x 2.46m) Double glazed window to the front elevation. Range of fitted wardrobes. Vanity sink unit. Radiator.

Bedroom 3 9' 2" x 8' 10" (2.8m x 2.7m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bedroom 4 8' 10" x 7' 5" (2.7m x 2.26m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Family Bathroom Double glazed window to the rear elevation. Three piece suite comprising in shower cubicle, pedestal wash handbasin and close coupled WC. Radiator.

Externally The front of the property has tarmac driveway leading to neat lawns with shrub borders. The rear has a lovely landscaped garden with paved path and steps leading to the raised lawn with shrub borders. There is access around the sides.

Price £515,000

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is E rated which is at an approximate annual cost of £2,797 (at the time of writing).

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

