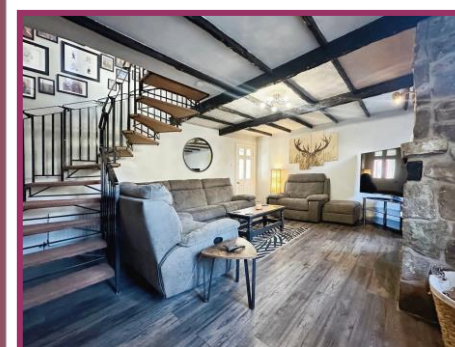


ROSEBERRY CLOSE, RAMSBOTTOM. BL0 9FQ



- Four Bedroomed Townhouse
- Cul-de-Sac Position
- Driveway for Numerous Cars
- Detached Garage
- Large Rear Garden
- Detached Garden Room
- No Onward Chain
- Early Viewing Advise



O/O £275,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this fantastic hidden gem! Occupying a generous south facing garden this well presented four bedroom townhouse must be viewed to be truly appreciated! Situated off Whittingham Drive with easy access to local amenities, shops, Ramsbottom town centre and fantastic schools this is an ideal family home. Just a short walk to superb nature walks including Holcombe Hill as well as easy access to motorway networks this property really is one of a kind! Comprising of; entrance hall, lounge, open plan kitchen, dining room and conservatory, bathroom, three bedrooms upstairs and one bedroom downstairs! Externally this property boasts a driveway for numerous cars to the side, a large rear garden with freestanding detached timber studio used as a gym, bar and office as well as a block built garage and store room. There is also a well stocked pond full of mature Koi carp and an outdoor barbecue area, perfect for alfresco dining! 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:

Entrance Porch Radiator. Door to lounge.

Lounge 16' 9" x 13' 11" (5.10m x 4.24m) Two UPVC double glazed windows to rear aspect. Multi fuel stove with stone feature fireplace. Two radiators. Laminate flooring. Ceiling light point. Stairs to first floor.

Open Plan Kitchen/Dining Room/Conservatory 28' 3" x 9' 4" (8.60m x 2.84m) A range of wall and base units with inset belfast sink, oak worktops, electric oven, hob and extractor hood. Space for fridge freezer, washer, dishwasher and dryer. Laminate flooring. Three ceiling light points. UPVC double glazed door and patio doors to rear garden.

Downstairs Bedroom 4 12' 0" x 8' 10" (3.65m x 2.69m) UPVC double glazed window to rear aspect. UPVC double glazed french doors to rear garden. Radiator. Laminate flooring. Ceiling light point.

First Floor Landing

Bathroom 6' 11" x 6' 2" (2.11m x 1.88m) Panelled bath. Low flush wc. Pedestal wash hand basin. Shower cubicle with overhead shower. UPVC double glazed window to rear aspect. Ceiling light point. Radiator.

Bedroom 1 13' 10" x 7' 3" (4.21m x 2.21m) Fitted wardrobes. UPVC double glazed window to front and side aspects. Radiator. Ceiling light point. Laminate flooring.

Bedroom 2 9' 0" x 6' 9" (2.74m x 2.06m) UPVC double glazed window to rear aspect. Radiator. Laminate flooring. Ceiling light point.

Bedroom 3 9' 3" x 6' 8" (2.82m x 2.03m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Laminate flooring.

Externally To the front and side a paved and gated driveway for numerous cars leading to a detached garage and block built store room. To the rear, a detached timber garden room, currently being utilised as a gym, bar and office, with electrics and power. Laid to lawn gardens, a barbecue area with pergola and a fully stocked koi carp pond.

Garage & Store Room Up and over door. Power and lighting. Rafter storage.

Price O/O £275,000

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 year term which started on 27th Marc 1991, meaning that there are 964 years remaining. Our clients advise us that leasehold charge is £50.00 per annum. 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 rated which is at an approximate annual cost of £2,034 (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"

