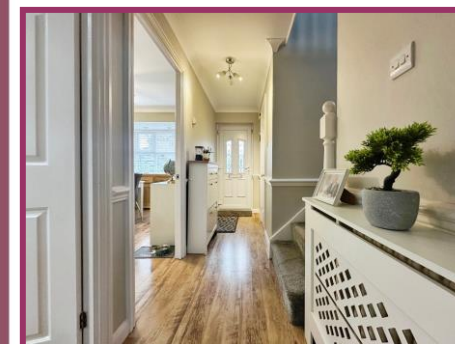


WHITTINGHAM DRIVE, RAMSBOTTOM. BL0 9LZ



- Four bedroom detached
- En-Suite
- Integral Garage
- Driveway
- Garden Room
- Downstairs WC
- Freehold Tenure
- Sought after location



O/O £400,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this four bedroom detached family home in the sought after location of Ramsbottom. Conveniently located close to good schools, amenities and transport links this lovely property comprises; entrance hallway, downstairs wc, lounge, dining room, kitchen, garden room, four bedrooms with an en suite and a family bathroom! Externally this property is garden fronted with driveway leading to an integral garage with utility space with laid to lawn gardens and patio area to the rear. This property is UPVC double glazed and has central heated throughout. . 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 Ceiling light point. Laminate flooring. Radiator.

Guest WC Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point. Wall and floor tiling. UPVC double glazed window to front aspect.

Lounge 15' 0" x 13' 1" (4.58m x 3.98m) UPVC double glazed window to front aspect. Feature log burner. Ceiling light point. Radiator. Laminate flooring. Double doors to garden room

Dining Room 10' 1" x 9' 4" (3.07m x 2.84m) UPVC double glazed bay window to front aspect. Radiator. Ceiling light point. Laminate flooring

Kitchen 13' 1" x 9' 3" (3.98m x 2.83m) A range of wall and base units with tiled splash back and complementing work surfaces. Belfast sink. Integrated Neff dishwasher. Space for range cooker. Extractor hood. Spotlighting. Radiator. UPVC double glazed window to rear aspect.

Garden Room 13' 7" x 8' 10" (4.15m x 2.69m) UPVC double glazed windows and patio doors to rear garden. Spotlighting.

First Floor Landing

Bedroom 1 12' 10" x 8' 11" (3.91m x 2.71m) UPVC double glazed windows to rear aspect. Radiator. Fitted wardrobes. Laminate flooring. Ceiling light point.

Ensuite 6' 0" x 5' 7" (1.83m x 1.71m) Shower cubicle with overhead shower. Low flush wc. Wall hung wash hand basin, floor and wall tiling. Radiator. UPVC double glazed window to rear aspect. Ceiling light point.

Bedroom 2 10' 4" x 9' 7" (3.15m x 2.93m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes and drawers. Laminate flooring.

Bedroom 3 10' 7" x 8' 11" (3.22m x 2.71m) UPVC double glazed window to front aspect. Radiator, ceiling light point. Laminate flooring.

Bedroom 4 8' 4" x 6' 8" (2.55m x 2.04m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Laminate flooring.

Bathroom 6' 9" x 6' 8" (2.06m x 2.03m) Bath with electric shower overhead. Low flush wc.x pedestal wash hand basin. Wall and floor tiling. Radiator. Ceiling light point. UPVC double glazed window to front aspect.

Garage 18' 3" x 7' 10" (5.57m x 2.39m) Up and over door. Power and lighting. Utility area. Plumbed for washing machine. Space for dryer. Wall mounted boiler.

Externally Driveway for numerous cars leading to an integral garage. Laid to lawn gardens to rear.

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is 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"

