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HELMSDALE CLOSE, RAMSBOTTOM, BL0 9YR



- Detached True Bungalow
- Three Bedrooms
- Contemporary Kitchen
- Modern Bathroom Suite
- Open Plan Living Area
- Detached Garage
- Gardens to Three Sides
- Well Regarded Location



Offers in the region of £345,000

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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. C W Pearson.

Located in a private corner position in a lovely small estate cull de sac with no through traffic, in the highly sought after area of Ramsbottom, this three bedroom detached true bungalow is within walking distance of Holcombe Village with its great range of shops and amenities. The bungalow is situated on the lower slopes of Holcombe Hill and is therefore on the doorstep of lovely country walks. The current owner tells us she has refurbished the property over the past five years to include; electrics, mains board, additional sockets. Re-plastered ceilings, boiler, bathroom, kitchen, and had bedroom furniture installed. The accommodation has contemporary styling with "Amtico" flooring throughout and briefly comprises; entrance hall, dining lounge, modern fitted kitchen, lean to style conservatory, three bedrooms and a stylish three piece bathroom. Externally the property enjoys gardens to three sides with driveway parking leading to the detached garage.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall 12' 10" x 5' 8" (3.9m x 1.73m) Composite door to the front elevation leading into the welcoming entrance hall from which all rooms lead off. Amtico flooring. Radiator. Loft access to insulated roof space with power and light.

Open Plan Lounge 18' 3" x 18' 1" (5.57m x 5.5m) Maximum measurements. Two double glazed windows to the front elevation with double glazed french doors to the rear leading to the conservatory styled lean to. Stunning Media unit with six display shelves and eight lower cupboards for storage and electrics with central wall mounted tv and wall mounted electric fire. Amtico flooring. Radiator.

Fitted Kitchen 10' 7" x 8' 0" (3.23m x 2.43m) Opens onto the lounge. Double glazed window to the rear elevation. Amtico flooring. Range of "Howdens" high gloss grey and cream base units with contrasting work surface and breakfast bar and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Five burner gas hob. Electric double oven. Wine rack. Space for fridge / freezer. Central heating boiler.

Conservatory 11' 1" x 6' 4" (3.37m x 1.93m) Wooden framed glazed panels and door leading to the rear patio and garden..

Bedroom One 10' 0" x 9' 4" (3.06m x 2.85m) Double glazed window to the rear elevation. Amtico flooring. Range of fitted bedroom furniture including bedside cabinets, dressing table and corner desk. Radiator.

Bedroom Two 11' 0" x 7' 11" (3.35m x 2.42m) Double glazed window to the rear elevation. Amtico flooring. Range of fitted bedroom furniture including bedside cabinets, dressing table and corner desk. Radiator.

Bedroom Three 12' 0" x 10' 6" (3.67m x 3.21m) Double glazed window to the side elevation. Amtico flooring. Range of fitted bedroom furniture including bedside cabinets, dressing table and corner desk. Radiator.

Bathroom 7' 5" x 6' 0" (2.26m x 1.82m) Double glazed window to the side elevation. Three piece suite comprising shower bath with power shower and screen over, high gloss white vanity sink units with diamante detailing and w.c.. Amtico flooring. Chrome heated towel rail. Tiled elevations and floor.

Externally Gardens to three sides. The front is laid mainly to lawn with shrub borders and steps up to the house whilst the private rear garden has a paved path with raised flower bed borders with fruit bearing apple, pear and cherry trees. There is a good sized driveway to the front leading to the detached garage. A paved path leads around the house with gated access to both sides.

Garage Detached garage with up and over door. Power and light.

Price Offers in the region of £345,000

Viewing Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Estate Agents Bury on 0161 761 1215 or via email; bury@cardwells.co.uk

Tenure We understand from the seller that the property is FREEHOLD.

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Please note: all viewings are by appointment only through our BURY Office