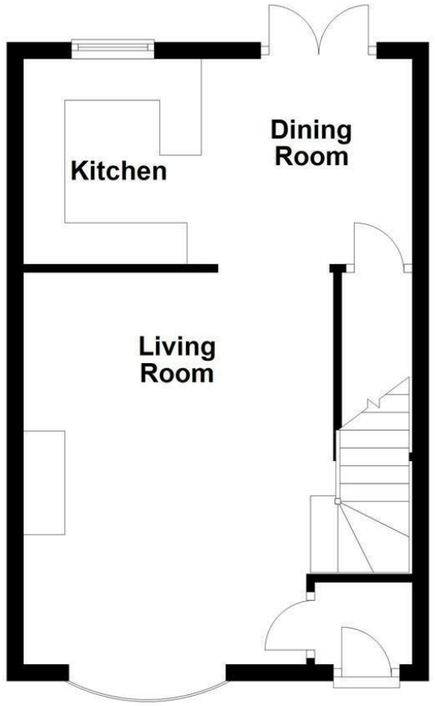
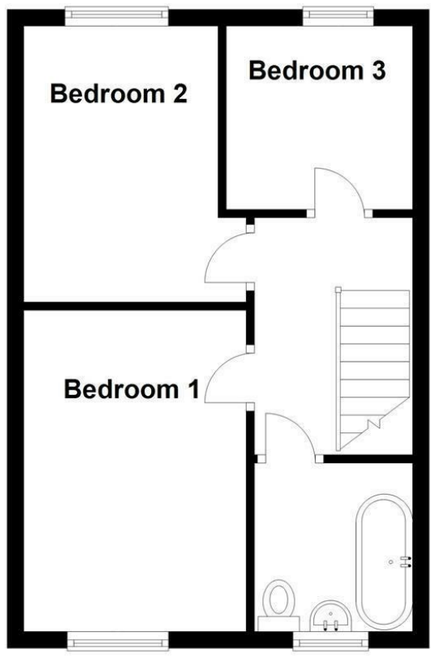
Keenans

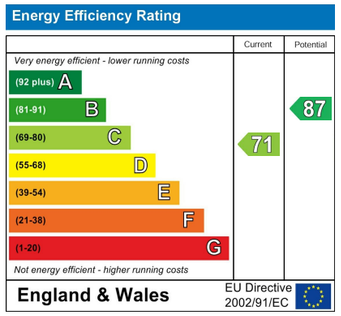
Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Astley Hall Drive, Ramsbottom, BLO 9DF

Offers Over £325,000

Nestled in the charming area of Ramsbottom, Astley Hall Drive presents a delightful opportunity to acquire a three-bedroom detached house. This property is perfect for families or those seeking a comfortable home in a friendly neighbourhood.

Upon entering, you will find a spacious reception room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining guests. The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure.

The three well-proportioned bedrooms provide ample space for rest and personalisation, catering to various needs, whether for a growing family or for guests. The bathroom is conveniently located, ensuring ease of access for all.

Outside, the property boasts its own driveway, providing off-road parking for your convenience. The low-maintenance gardens are a wonderful addition, allowing you to enjoy outdoor space without the burden of extensive upkeep.

This detached house on Astley Hall Drive is not just a home; it is a lifestyle choice, offering comfort, modern amenities, and a welcoming community. Do not miss the chance to make this lovely property your own.

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www.keenans-estateagents.co.uk

Astley Hall Drive, Ramsbottom, BL0 9DF

Offers Over £325,000

3 1 1 C

- Delightful Three-Bedroom Detached Home
- Three Well-Proportioned Bedrooms
- Off Road Parking
- Tenure - Freehold
- Spacious Reception Room
- Low-Maintenance Gardens
- EPC Rating - C
- Modern Fitted Kitchen with Garage + Utility room
- Popular Ramsbottom Location
- Council Tax Band - C

Ground Floor

Entrance Vestibule

3'10 x 3'10 (1.17m x 1.17m)

Laminate flooring, door to reception room.

Reception Room

15'3 x 15'2 (4.65m x 4.62m)

UPVC double glazed window, central heating radiator, coving, living flame gas fire, laminate flooring, door leading to kitchen/ diner, stairs to first floor.

Kitchen Diner

15'3 x 8 (4.65m x 2.44m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces, tiled splashbacks, one and a half sink with drainer and mixer tap, integrated oven and induction hob, integrated extractor, space for fridge freezer, plumbing for washing machine, spotlights, coving, laminate flooring, UPVC double glazed French doors to rear.

First Floor

Landing

7'11 x 6'5 (2.41m x 1.96m)

UPVC double glazed window, central heating radiator, doors leading to three bedrooms and bathroom.

Bedroom One

12'10 x 8'8 (3.91m x 2.64m)

UPVC double glazed window, central heating radiator.

Bedroom Two

10'8 x 7'11 (3.25m x 2.41m)

UPVC double glazed window, central heating radiator.

Bedroom Three

7'10 x 6'4 (2.39m x 1.93m)

UPVC double glazed window, central heating radiator.

Bathroom

7'10 x 6'4 (2.39m x 1.93m)

UPVC double glazed window, central heating radiator, three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap and a panelled bath with mixer tap and direct feed shower, partial tiled elevations, extractor fan, tiled effect flooring.

External

Front

Driveway for multiple vehicles.

Rear

Access to garage, stone chip, paved patio area.

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