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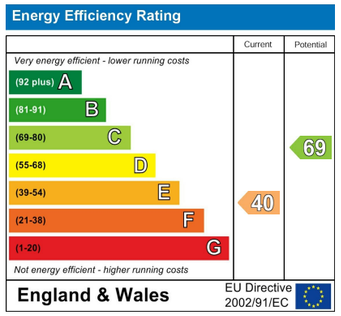

Whalley Road, Bury, BLO ODP

£449,950

AN IMPRESSIVE FOUR BEDROOM MID TERRACE WITH WITH STUNNING VIEWS AND OFF ROAD PARKING

Nestled on Whalley Road in the charming town of Ramsbottom, Bury, this delightful four-bedroom mid-terrace house offers a perfect blend of modern living and original character. The property boasts off-road parking, ensuring convenience for you and your family. At the rear, a lovely courtyard provides a serene outdoor space, complemented by a stunning balcony that presents gorgeous views, ideal for relaxation.

Upon entering, you will be greeted by an open-plan living and dining area that exudes a contemporary feel while retaining some of its original features. The modern fitted kitchen is a highlight, providing a stylish and functional space for culinary enthusiasts. The lower ground floor is particularly versatile, featuring two cellar rooms and a utility area with a convenient WC. Currently, this space is being utilised as a gym and snug room, offering additional room for leisure or storage.

The first floor comprises three generously sized double bedrooms, accompanied by a luxurious family bathroom that features a walk-in shower and a free-standing bath, perfect for unwinding after a long day. Ascending to the second floor, you will find a large master bedroom complete with an en-suite shower room, providing a private retreat for relaxation.

This fully renovated home is ready for you to move in and make it your own. With its fantastic layout and thoughtful design, it is an ideal family home that caters to modern living while offering a touch of elegance. Don't miss the opportunity to view this exceptional property in a sought-after location.

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.

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Whalley Road, Bury, BLO ODP

£449,950

4 2 4 E

- Four Bedroom Mid Terrace Family Home
- Main Bedroom With En Suite Shower Room
- Off Road Parking
- Tenure - Leasehold
- Open Plan Living And Dining Area
- Versatile Cellar Rooms And Utility Area
- EPC Rating - E
- Modern Fitted Kitchen
- Stunning Views From Rear Balcony
- Council Tax Band - C

Ground Floor

Entrance

Composite partially frosted door to the entrance vestibule.

Entrance Vestibule

4'2 x 3'6 (1.27m x 1.07m)

Coving, alarm, tiled flooring, door to the hallway.

Hallway

13'6 x 4'3 (4.11m x 1.30m)

Central heating radiator, coving, spotlights, door to reception room two, staircase to the first floor.

Reception Room Two

15'7 x 13'9 (4.75m x 4.19m)

Central heating radiator, coving, fireplace, feature wall lights, door to the kitchen, open to reception room one and UPVC double glazed French doors to the rear.

Reception Room One

14'3 x 14'2 (4.34m x 4.32m)

UPVC double glazed window, central heating radiator, open coal gas fire, coving, wall lights.

Kitchen

13'5 x 8'7 (4.09m x 2.62m)

Two UPVC double glazed windows, a range of panelled wall and base units, wood effect surface, ceramic sink and drainer with mixer tap, a range cooker, integrated extractor hood, space for fridge freezer, plumbing for dishwasher, coving, spotlights, UPVC double glazed window, door to the rear, door to the basement, wood effect laminate flooring.

Lower Ground Floor

Cellar

15'4 x 3'9 (4.67m x 1.14m)

Storage cupboard, door to cellar room one.

Cellar Room One

19 x 13'5 (5.79m x 4.09m)

Power, central heating radiator, television point, door to cellar room two.

Cellar Room Two

15'1 x 12'11 (4.60m x 3.94m)

Power, central heating radiator, exposed beams, door to the utility room.

Utility Room

13'11 x 8'11 (4.24m x 2.72m)

Central heating radiator, panelled base units, marble effect surface, plumbing for washing machine, partially tiled flooring, door to the WC, UPVC double glazed door to the rear.

WC

5'2 x 3'4 (1.57m x 1.02m)

A two piece suite comprising of a dual flush WC, vanity top wash basin with traditional taps, extractor fan, tiled flooring.

First Floor

Landing

17'10 x 5'11 (5.44m x 1.80m)

Two Velux windows, exposed beams, doors to three bedrooms, bathroom, staircase to the second floor.

Bedroom Two

14'11 x 14'1 (4.55m x 4.29m)

UPVC double glazed window, central heating radiator, coving, fireplace.

Bedroom Three

14'11 x 11'9 (4.55m x 3.58m)

UPVC double glazed window, central heating radiator, coving, fireplace.

Bedroom Four

10'6 x 6'11 (3.20m x 2.11m)

UPVC double glazed window, central heating radiator, coving.

Bathroom

13'3 x 8'1 (4.04m x 2.46m)

UPVC double glazed frosted window, central heating radiator, a four piece suite comprising of a low basin WC, pedestal wash basin with traditional taps, direct feed walk in rainfall shower, freestanding bath with mixer tap and rinse head, spotlights, part tiled elevations, tiled flooring.

Second Floor

Bedroom One

18'10 x 15'2 (5.74m x 4.62m)

Three Velux windows, two central heating radiators, stone brick wall elevations, door to the en suite.

En Suite

7'4 x 6'5 (2.24m x 1.96m)

Velux window, chrome heated towel rail, a three piece suite comprising of a low basin WC, wall mounted wash basin with traditional taps, direct feed rainfall walk in rainfall shower, extractor fan, part tiled elevations, tiled flooring.

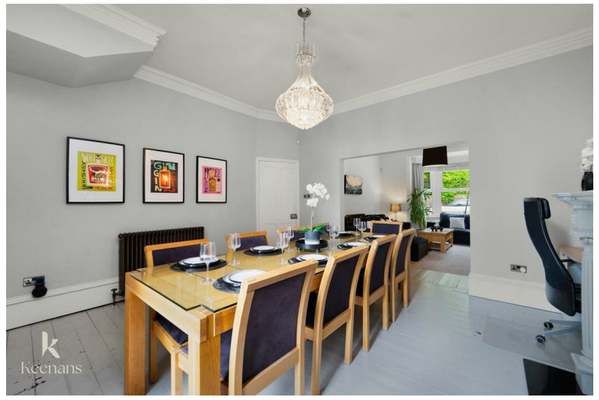
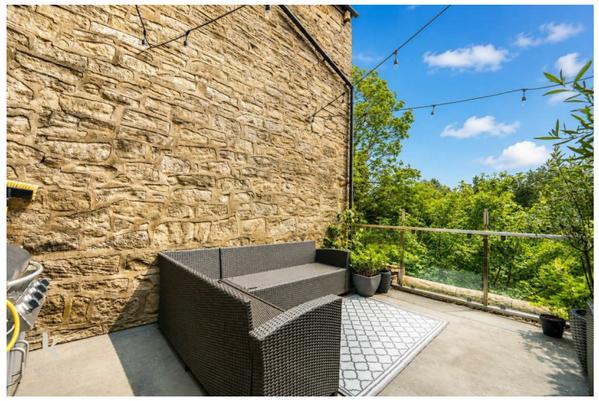
External

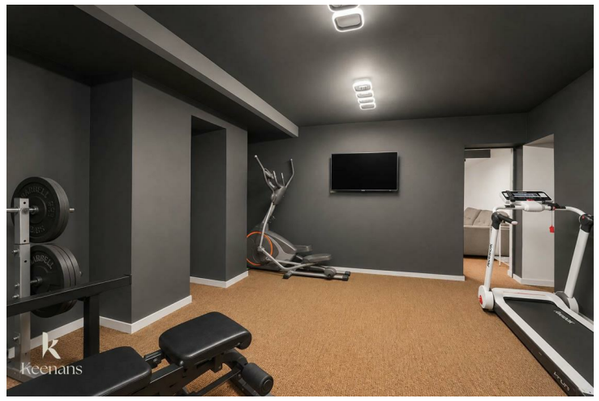
Rear

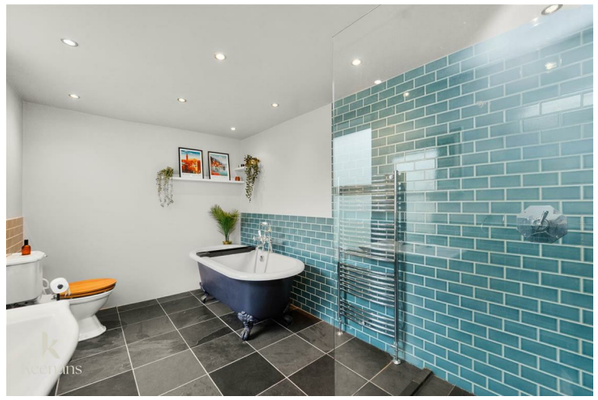
Enclosed paved courtyard.

Front

Stone flagged driveway.





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