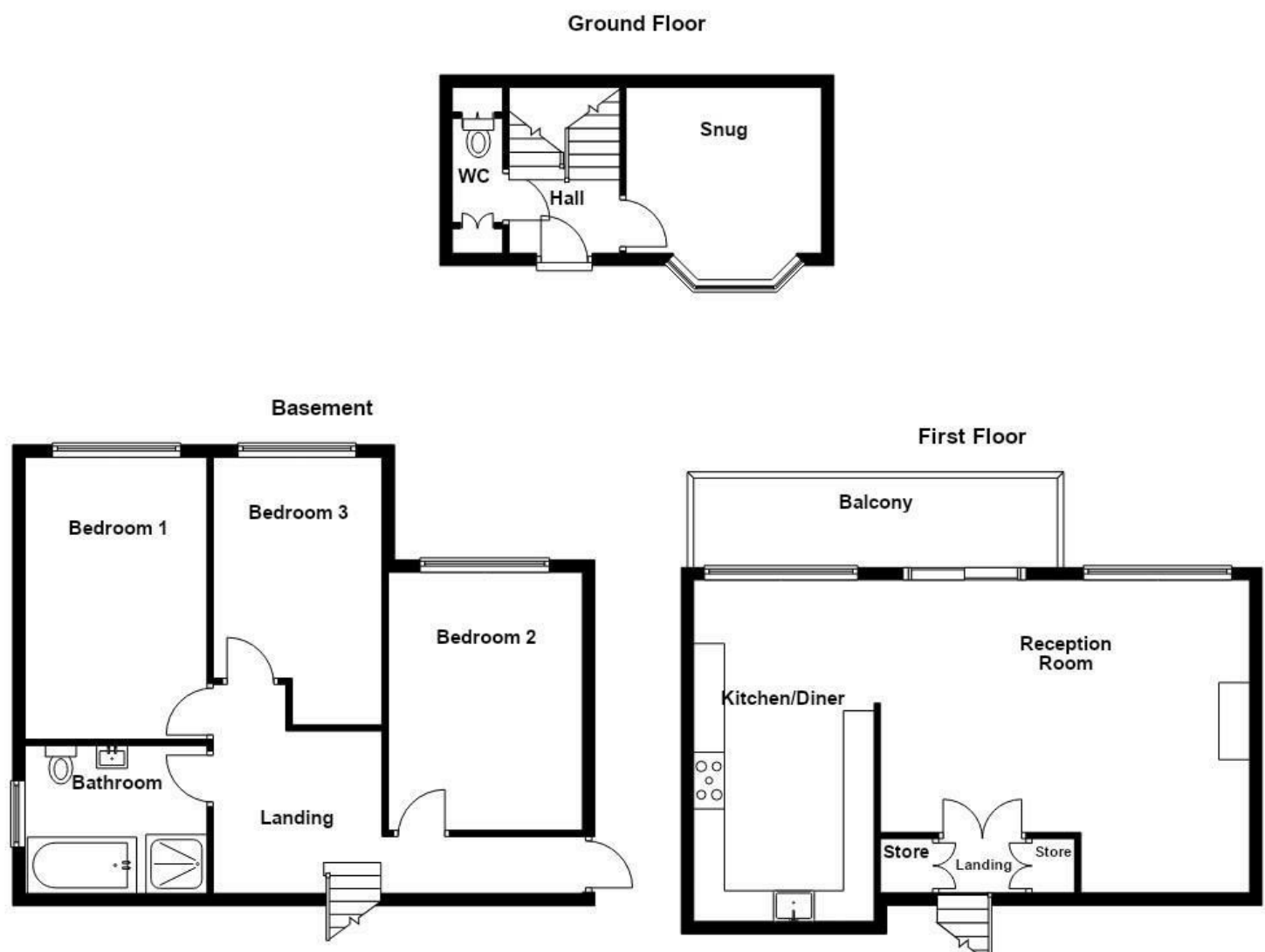




Lumb Carr Avenue, Bury, BLO 9QG

Offers Over £425,000

AN EXCEPTIONAL DETACHED FAMILY HOME WITH BREATHTAKING PANORAMIC VIEWS

An extraordinary detached residence, transformed to an exceptional standard and occupying a prestigious position on Lumb Carr Avenue, showcasing some of the most spectacular panoramic views Ramsbottom has to offer.

Commanding breath-taking vistas stretching across Rossendale, Rochdale and towards Manchester, this remarkable family home effortlessly combines contemporary sophistication, architectural individuality and an enviable setting.

Having undergone an extensive transformation, the property has been meticulously designed to create a luxurious yet welcoming home, where refined finishes, exceptional attention to detail and modern elegance flow throughout.

At its heart lies a magnificent open-plan kitchen, dining and living space, thoughtfully reconfigured to provide an outstanding environment for both family life and entertaining. Featuring sleek cabinetry, sophisticated finishes and expansive glazing opening towards a scenic balcony, this spectacular space perfectly captures the surrounding countryside.

The accommodation further comprises three generously proportioned double bedrooms and a versatile additional snug, offering the potential for a fourth bedroom, home office or private retreat. The distinctive layout provides an effortless balance of style, comfort and practicality.

Ramsbottom is renowned for its desirable village lifestyle, offering an exceptional selection of independent boutiques, acclaimed restaurants, artisan cafés and picturesque countryside walks.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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4 1 2 D

- Exceptional Detached Family Home In A Prestigious Location
 - Magnificent Open Plan Kitchen, Dining And Living Space
 - Council Tax Band D
- Three Generous Double Bedrooms With Versatile Fourth Bedroom Potential
 - Breathtaking Panoramic Views Across Rossendale, Rochdale And Manchester
 - EPC Rating D
- Fully Transformed To An Exceptional Standard Throughout
 - Envious Balcony And Contemporary Interiors In A Prime Ramsbottom Location
 - Off Road Parking

Ground Floor

Entrance

Composite double glazed leaded door to the hall.

Hall

8'10 x 5'11 (2.69m x 1.80m)

Central heating radiator, oak doors to the WC and snug, half staircase to the first floor, half staircase to the lower ground floor.

Snug

10'5 x 8'10 (3.18m x 2.69m)

UPVC double glazed inset bay window, central heating radiator, store hatch.

WC

8'10 x 2'8 (2.69m x 0.81m)

UPVC double glazed frosted window, a two piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, two storage cupboards, lino flooring.

First Floor

Landing

4'6 x 3 (1.37m x 0.91m)

Two storage cupboards, single glazed double doors to the reception room.

Reception Room

20 x 16'9 (6.10m x 5.11m)

UPVC double glazed full length window, central heating radiator, upright central heating radiator, coving, spotlights, media wall with an electric living flame fire, television point and inset shelving, part herringbone effect vinyl flooring, open to the kitchen diner, UPVC double glazed French doors to the balcony.

Kitchen Diner

17'4 x 9'8 (5.28m x 2.95m)

UPVC double glazed window, UPVC double glazed full length window, upright central heating radiator, a range of panelled wall and base units, granite effect surface, granite effect splash backs, inset composite one and a half bowl sink with mixer tap, double width range cooker with a five ring gas hob and extractor hood, integrated high rise microwave and integrated dishwasher and washing machine, space for an American style fridge freezer, under unit lighting, spotlights, smoke alarm, herringbone effect vinyl flooring.

Balcony

19'5 x 5'3 (5.92m x 1.60m)

Lower Ground Floor

Landing

19'10 x 11'1 (6.05m x 3.38m)

Central heating radiator, solid oak doors to three bedrooms and bathroom, UPVC double glazed frosted door to the rear.

Bedroom One

15 x 9'8 (4.57m x 2.95m)

UPVC double glazed window, central heating radiator.

Bedroom Two

13'9 x 10'10 (4.19m x 3.30m)

UPVC double glazed window, central heating radiator, coving.

Bedroom Three

14'3 x 8'6 (4.34m x 2.59m)

Full length UPVC double glazed window, central heating radiator, fitted wardrobe.

Bathroom

9'8 x 7'9 (2.95m x 2.36m)

UPVC double glazed frosted window, chrome heated towel rail, a four piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, tiled panelled bath with mixer tap, direct feed rainfall shower enclosure with rinse head, tiled elevations, extractor fan, spotlights, tiled effect lino flooring.

External

Front

Garden with paving, bedding, mature shrubs, off road parking.

Rear

Enclosed garden with laid to lawn, paving, decking.

