



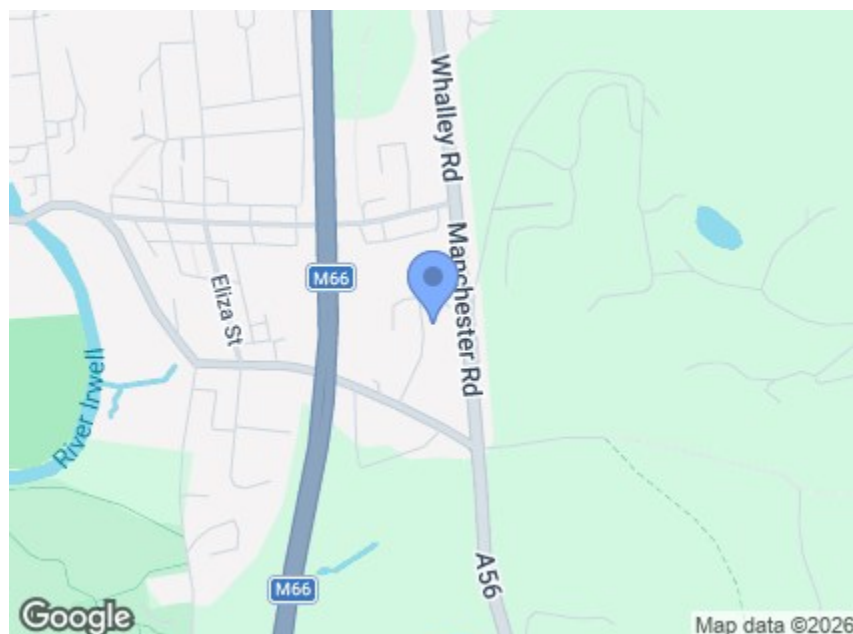
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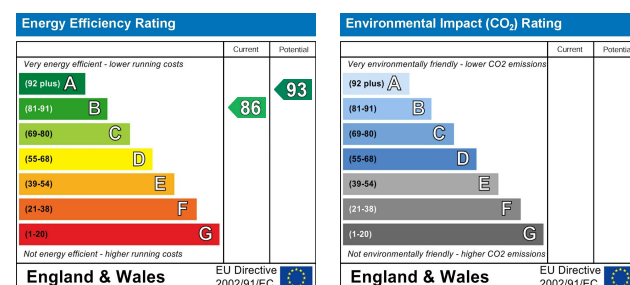


GROSS INTERNAL AREA  
TOTAL: 185 m<sup>2</sup>/2,002 sq.ft  
GROUND FLOOR: 31 m<sup>2</sup>/334 sq.ft, FIRST FLOOR: 77 m<sup>2</sup>/834 sq.ft, SECOND FLOOR: 77 m<sup>2</sup>/834 sq.ft  
EXCLUDED AREAS: GARAGE: 19 m<sup>2</sup>/207 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

Postcode- BL0 0FU What three words -  
///abandons.sifts.hopefully



## 14 Fletcher Close , Ramsbottom, BL0 0FU

Offers over £650,000



- Substantial modern family home arranged over three floors
- Contemporary open-plan kitchen, separate utility and snug area
- Integral garage and entrance-level bedroom suite
- Popular residential location close to Ramsbottom and countryside
- Five bedrooms, including three with en-suite shower rooms
- Separate dining room and lounge, ideal for entertaining
- Stunning tiered rear garden with multiple seating areas
- Tenure - Freehold, Council Tax - Bury band G, EPC rated B



# 14 Fletcher Close

, Ramsbottom, BL0 0FU

Occupying an enviable position within a sought-after modern development, this beautifully presented and deceptively spacious family home offers versatile accommodation arranged over three floors, finished to a high standard throughout. Designed for modern living, the property combines generous room sizes, stylish interiors, and a stunning tiered rear garden, making it an ideal home for growing families or those seeking flexible living space.

The ground floor provides a welcoming entrance hallway with access to an integral garage and a well-proportioned bedroom, complete with en-suite shower room—ideal for guests, older children, or multigenerational living.

To the first floor, the heart of the home is revealed with a contemporary open-plan kitchen and lounge, flooded with natural light and perfect for everyday living and entertaining. A separate dining room offers a more formal space for family meals or entertaining, while a WC completes this level.

The second floor hosts four well-sized bedrooms, including a principal bedroom and second bedroom both with en-suite shower rooms, alongside a modern family bathroom. Each room is finished in neutral, modern tones, offering a move-in-ready finish throughout.

Externally, the property boasts an impressive tiered rear garden with multiple seating areas, landscaped planting, and far-reaching views—an ideal space for outdoor entertaining and relaxation. The home is well positioned for access to Ramsbottom, local schools, amenities, and transport links, while also being close to open countryside.

**Entrance Hallway**  
6'6 x 12'10 (1.98m x 3.91m)  
A welcoming entrance with staircase leading to upper floors and access to the integral garage and ground floor bedroom. Finished with stylish Kardean flooring and neutral décor.

**Bedroom Five**  
9'2 x 22'1 (2.79m x 6.73m)  
A generous and versatile double bedroom, ideal for guests or dependent relatives, with window aspect and direct access to a modern en-suite shower room.



**Ensuite**  
8'10 x 5'9 (2.69m x 1.75m)  
Comprising a walk-in shower enclosure, low-level WC, and wash basin, finished with contemporary tiling and fittings.

**First Floor Landing**  
6'6 x 15'11 (1.98m x 4.85m)  
Central landing providing access to the main living accommodation and WC.

**Living Room**  
10'10 x 15'11 (3.30m x 4.85m)  
A well-proportioned and stylish living room featuring a striking media wall with inset electric fire, plush carpeting, and a front-facing window providing excellent natural light. Ideal for comfortable family living.



## Alternative View



**Dining Room**  
9'2 x 12 (2.79m x 3.66m)  
A separate and well-proportioned dining room with space for a large table and chairs, perfect for entertaining or family gatherings.



**Open Plan Kitchen/Diner and Lounge**  
11'2 x 12'3, 16'4 x 13'1 (3.40m x 3.73m, 4.98m x 3.99m)  
A stunning, light-filled living space featuring a modern fitted kitchen with a range of wall and base units, integrated SMEG appliances, and island with inset hob. The lounge area offers ample space for seating, creating a sociable and practical family hub. Bi-folding patio doors lead out onto the patio area and beautifully landscaped rear garden.



## Alternative View



**Utility Room**  
Plumbed for a washing machine and neatly housing the combi boiler, offering a practical and well-organised utility space.

**WC**  
2'11 x 6'7 (0.89m x 2.01m)  
Convenient first-floor cloakroom fitted with a low-level WC and wash basin.

**Second Floor Landing**  
12'4 x 6'2 (3.76m x 1.88m)  
Provides access to all bedrooms and the family bathroom.

**Bedroom One**  
14'5 x 11'9 (4.39m x 3.58m)  
A spacious double bedroom with fitted storage and access to a modern en-suite shower room, finished in calm, neutral tones.



**Ensuite**  
7'5 x 5'1 (2.26m x 1.55m)  
Stylish three-piece suite comprising shower enclosure, WC, and wash basin with contemporary tiling.



**Bedroom Two**  
10'7 x 11 (3.23m x 3.35m)



**Ensuite**  
4'7 x 9 (1.40m x 2.74m)  
Stylish three-piece suite comprising shower enclosure, WC, and wash basin with contemporary tiling.

**Bedroom Three**  
11'4 x 13'6 (3.45m x 4.11m)  
A well-proportioned bedroom finished in neutral tones, featuring fitted mirrored wardrobes, plush carpeting, and a window providing good natural light.



**Bedroom Four**  
10'7 x 13'8 (3.23m x 4.17m)  
A bright and stylish bedroom with a feature wall, space for freestanding furniture, and a rear-facing window overlooking the garden



**Bathroom**  
6'10 x 8'2 (2.08m x 2.49m)  
Modern bathroom suite comprising panelled bath with shower over, WC, and wash basin, complemented by tasteful tiling and a window for natural ventilation.



**Externally**  
To the rear is an impressive, landscaped tiered garden with multiple seating areas, steps, and established planting—ideal for entertaining and enjoying the outlook. The property also benefits from an integral garage and driveway parking.

