

**SPRING CLOSE, RAMSBOTTOM BLO**



- Three Bedroom Semi Detached & Quiet Cul-de-Sac Location
- No Onward Chain Delay
- Driveway For Numerous Cars
- Rear Garden Featuring It's Own Privately Owned Woodland Area
- Recently Renovated & Decorated Throughout
- Ideal Family Home Or First Time Buy
- Short Walk to Ramsbottom Town Centre
- Close To Good Schools & Amenities



**Offers Over £280,000**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		85
(69-80)		
<b>C</b>		
(55-68)	62	
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<a href="http://www.epc4u.com">www.epc4u.com</a>		

Cardwells Estate Agents are absolutely delighted to present this beautifully refurbished three-bedroom semi-detached home, offered for sale with no onward chain, ensuring a smooth and hassle-free purchase. Occupying an enviable cul-de-sac position in a highly sought-after area, this stunning property has been thoughtfully upgraded throughout and is ready for immediate occupation. The accommodation briefly comprises a welcoming entrance hall, a bright and spacious lounge, a separate dining room, and a stylish newly fitted modern kitchen. To the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom. This impressive home has undergone significant improvements, including a brand-new combi boiler, new windows and external doors, a newly installed kitchen, along with fresh decoration and new carpeting throughout, creating a truly turnkey property. Externally, the property benefits from off-road parking for multiple vehicles and well-maintained front and rear gardens. To the rear, a particularly special feature is the large private woodland area, which belongs to the property—offering a unique outdoor space with a peaceful, semi-rural feel. The home also enjoys attractive views towards Holcombe Tower, adding to its charm and appeal. Perfectly positioned just a short distance from the heart of Ramsbottom town centre, the property offers the best of both worlds—easy access to a vibrant selection of shops, bars, and restaurants, while also being ideally located for countryside walks and outdoor pursuits. The area is known for its excellent schools, convenient transport links, and friendly, well-regarded area, making it especially appealing to growing families. Early viewing is highly recommended to fully appreciate the quality, location, and lifestyle this exceptional home has to offer. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway** Door leading to lounge. UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Lounge** 15' 0" x 15' 11" (4.57m x 4.85m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Double doors to dining room. Stairs to first floor.

**Dining Room** 8' 8" x 7' 7" (2.64m x 2.31m) UPVC patio doors to rear aspect. Radiator. Ceiling light point. Arch to Kitchen.

**Kitchen** 8' 7" x 6' 9" (2.61m x 2.06m) UPVC double glazed window to rear aspect. A range of modern wall and base units in white high gloss with complementing work surfaces and splashback. Ceramic hob, electric oven and extractor hood. Stainless steel sink and drainer. Plumber for washer. Ceiling light point.

**Bathroom** 6' 7" x 5' 5" (2.01m x 1.65m) UPVC double glazed window to rear aspect. Radiator. Panelled bath with overhead shower. Low flush wc. Wash hand basin. Radiator. Ceiling spotlights.

**Bedroom 1** 12' 3" x 8' 7" (3.73m x 2.61m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bedroom 2** 11' 7" x 8' 6" (3.53m x 2.59m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 3** 6' 8" x 6' 0" (2.03m x 1.83m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Externally** Garden to the front with mature shrubs. Driveway for numerous cars to the side. Rear paved landscaped garden with woodland area to rear which is owned by the property.

**Viewing** A personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Leasehold, enjoying the remainder of the 999 year term which started on 17 Aug 1989. We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax** The property is liable for Bury Council Tax. The property is C rated which is at an approximate annual cost of £2,416 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is set not set within a conservation area.

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bolton do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells Estate Agents Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).



