



## Smithills Hall Close, Bury, BLO 9FF

### Offers Over £450,000

THE PERFECT FAMILY HOME

Nestled in the serene cul de sac of Smithills Hall Close, Ramsbottom, this exceptional detached house offers a perfect blend of comfort and style. Situated within a sought-after estate, this property boasts four generously sized double bedrooms, ensuring ample space for family living or hosting guests.

The home features three inviting reception rooms, providing versatile areas for relaxation and entertainment. The open-plan kitchen diner is a highlight, designed for modern living and ideal for family gatherings or social occasions. The neutral decoration throughout the property creates a warm and welcoming atmosphere, allowing you to easily personalise the space to your taste.

In addition to the spacious interiors, this property offers two well-appointed bathrooms, ensuring convenience for all residents. Outside, you will find stunning gardens that provide a peaceful retreat, with the added benefit of not being overlooked, allowing for privacy and tranquillity.

Ample off-road parking is available, complemented by a garage, making this home not only practical but also perfect for those with multiple vehicles. This delightful property is a rare find in a

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(55-68) D			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Smithills Hall Close, Bury, BLO 9FF

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 4  2  2  C

- Immaculate Detached Property
- Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating C
- Four Bedrooms
- Bursting with Potential
- Tenure Freehold
- Two Bathrooms
- Spacious Rear Garden
- Council Tax Band D

## Ground Floor

### Entrance Hall

13'11 x 6'7 (4.24m x 2.01m )

Composite double glazed frosted front door, central heating radiator, coving, dado rail, smoke detector, wood effect laminate flooring, doors leading to WC, reception room, kitchen and stairs to first floor.

### WC

5'3 x 2'8 (1.60m x 0.81m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap and tiled flooring.

### Reception Room

13'11 x 10'8 (4.24m x 3.25m)

UPVC double glazed window, central heating radiator, coving, two feature wall lights, television point, living flame gas fire, wood effect laminate flooring and open to dining room.

### Dining Room

9'9 x 9'5 (2.97m x 2.87m )

Central heating radiator, coving, wood effect laminate flooring and hardwood single glazed double doors to conservatory.

### Conservatory

10'6 x 9'10 (3.20m x 3.00m)

UPVC double glazed windows, wood effect laminate flooring and UPVC double glazed French doors to rear.

### Kitchen

16'3 x 9'8 (4.95m x 2.95m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with granite work surfaces and splashback, composite inset sink with mixer tap, integrated high rise double oven, four ring induction hob and extractor hood, integrated fridge, integrated dishwasher, breakfast bar, coving, spotlights, under stairs storage, tiled flooring and door to utility.

### Utility

7'11 x 6'9 (2.41m x 2.06m)

Plumbing for washing machine, space for dryer, Worcester wall mounted boiler and space for fridge freezer.

## First Floor

## Landing

10'5 x 7'0 (3.18m x 2.13m)

Coving, loft access, dado rail, storage cupboard, doors leading to four bedrooms and family bathroom.

### Bedroom One

10'11 x 10'6 (3.33m x 3.20m )

UPVC double glazed window, central heating radiator, coving and door to en suite.

### En Suite

9'7 x 3'11 (2.92m x 1.19m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, electric feed shower enclosed, tiled elevations, coving, feature wall light and granite effect vinyl flooring.

### Bedroom Two

14'9 x 10'10 (4.50m x 3.30m)

Two UPVC double glazed windows, central heating radiator, coving and spotlights.

### Bedroom Three

12'9 x 7'4 (3.89m x 2.24m)

UPVC double glazed window, central heating radiator, coving and loft access.

### Bedroom Four

11'8 x 8'10 (3.56m x 2.69m)

UPVC double glazed window, central heating radiator and coving.

### Bathroom

7'9 x 5'11 (2.36m x 1.80m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead electric feed shower, coving, tiled elevations and granite effect vinyl flooring.

## External

### Rear

Enclosed laid to lawn garden with decking, stone chip bedding, pond, shed and mature shrubbery.

### Front

Laid to lawn, stone chippings, block paved driveway and access to garage.



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