

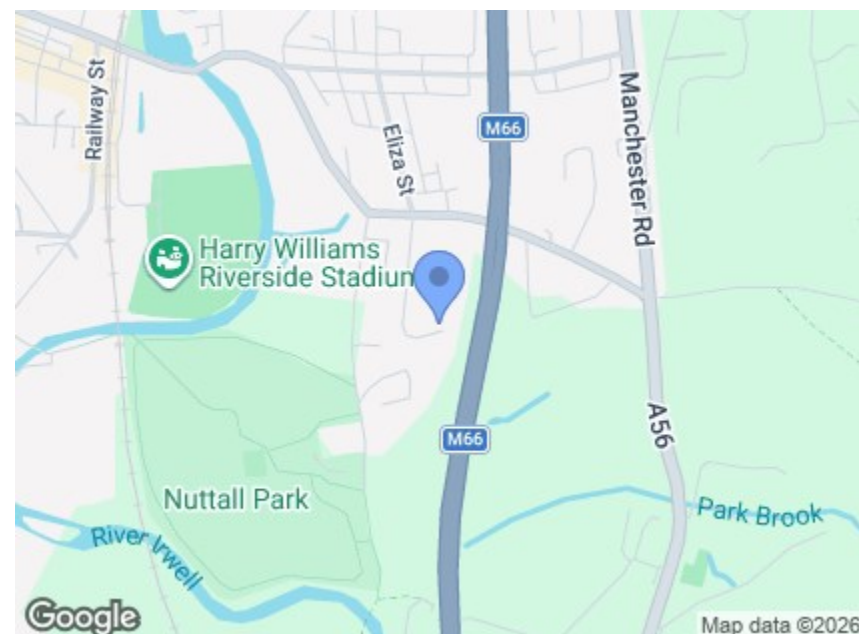
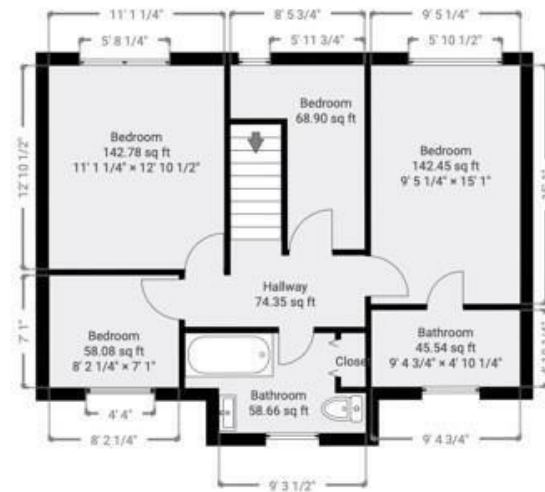
▼ Ground Floor

TOTAL AREA: 890.62 sq ft • LIVING AREA: 714.50 sq ft • ROOMS: 8



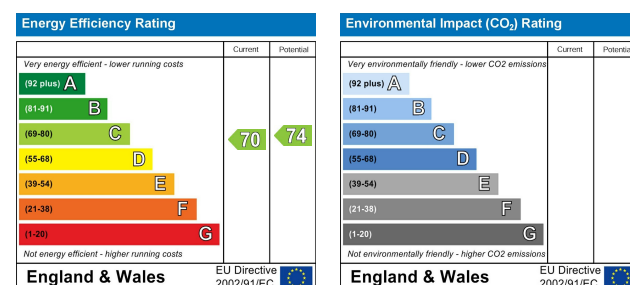
▼ 1st Floor

TOTAL AREA: 595.45 sq ft • LIVING AREA: 595.45 sq ft • ROOMS: 8



Directions

Postcode - BL0 0AN What3words -
///stable.results.streetcar



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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17 Maple Grove
Ramsbottom, Bury, BL0 0AN

Price £425,000



- Spacious four-bedroom detached family home
- Large living room with conservatory overlooking the garden
- Two bathrooms plus ground floor WC
- Driveway parking and integral garage
- Offered vacant with no onward chain
- Separate dining room and fitted kitchen
- Beautifully maintained wraparound gardens and patio areas
- Tenure - Leasehold, Council Tax - Bury band E, EPC rated C

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17 Maple Grove

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****SOLD WITH NO ONWARD CHAIN**WELL PRESENTED FOUR BEDROOM DETACHED PROPERTY**LOCATED IN A QUIET CUL DE SAC****Occupying a generous corner plot within a quiet and highly regarded residential cul-de-sac, this substantial four-bedroom detached family home offers spacious and versatile accommodation throughout, ideal for growing families seeking a peaceful yet convenient Ramsbottom location. Offered to the market vacant with no onward chain, the property presents an excellent opportunity for buyers looking for a straightforward purchase.

The property briefly comprises a welcoming entrance hallway, spacious living room with feature fireplace and sliding doors opening into a bright conservatory overlooking the rear garden, a separate dining room, fitted kitchen with ample wall and base units, ground floor WC and an integral garage. To the first floor are four well-proportioned bedrooms, including a generous principal bedroom, alongside a modern shower room and separate family bathroom.

Externally, the property boasts beautifully maintained wraparound gardens with mature planting, lawned areas and patio seating spaces, creating a private and tranquil outdoor setting. A driveway and integral garage provide ample off-road parking and storage. Situated close to Ramsbottom town centre, excellent local schools and scenic countryside walks, this is a fantastic opportunity to acquire a spacious family home in a sought-after residential location.

Entrance Hallway

Welcoming entrance hallway providing access to the principal ground floor accommodation and staircase rising to the first floor.

Living Room

21'8" x 19'11" (6.60m x 6.07m)
A spacious and bright main reception room featuring a decorative fireplace, neutral décor and ample space for lounge furnishings. Sliding patio doors open directly into the conservatory, creating an excellent entertaining and family space.



Conservatory

11'7" x 11'5" (3.53m x 3.48m)
A superb additional reception space with surrounding windows overlooking the beautifully maintained gardens and direct access outside. Ideal as a sitting room, garden room or entertaining area.



Dining Room

11'8" x 10'1" (3.56m x 3.07m)
Well-proportioned formal dining room with front-facing window and space for a family dining table and additional furnishings.



Kitchen

11'8" x 9'1" (3.56m x 2.77m)
Fitted with a range of solid wood wall and base units complemented by contrasting work surfaces and tiled splashbacks. Incorporating stainless steel sink unit, space for appliances and ample storage throughout.



Ground Floor WC

Comprising low-level WC and wash hand basin.



First Floor Landing

Providing access to all first-floor accommodation.



Bedroom One

15'1" x 9'5" (4.60m x 2.87m)
A spacious principal bedroom with fitted wardrobes, large window overlooking the rear garden and ample space for additional bedroom furniture.



En-suite Shower Room

Modern shower room fitted with a walk-in glazed shower enclosure, low-level WC, wash hand basin and contemporary wall tiling.



Bedroom Two

12'10" x 11'11" (3.91m x 3.63m)
A generous double bedroom positioned to the front aspect with fitted storage and pleasant outlooks.



Bedroom Three

8'2" x 7'1" (2.49m x 2.16m)
A well-proportioned single bedroom currently utilised as a home office, ideal as a nursery, study or dressing room.



Bedroom Four

A well-proportioned bedroom to the rear, could be utilised as a home office or bedroom

Family Bathroom

Spacious family bathroom comprising panelled bath, vanity wash hand basin, low-level WC and tiled walls throughout.

