

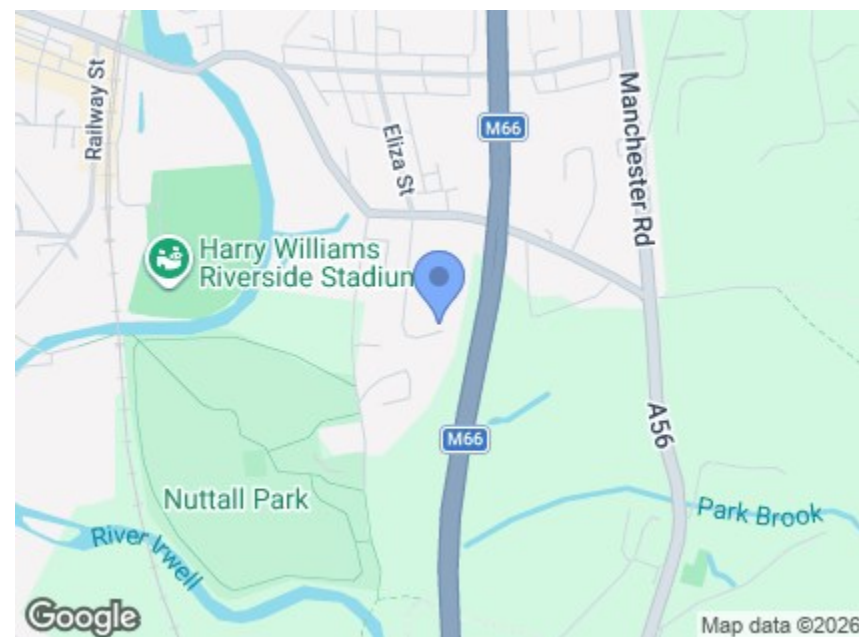
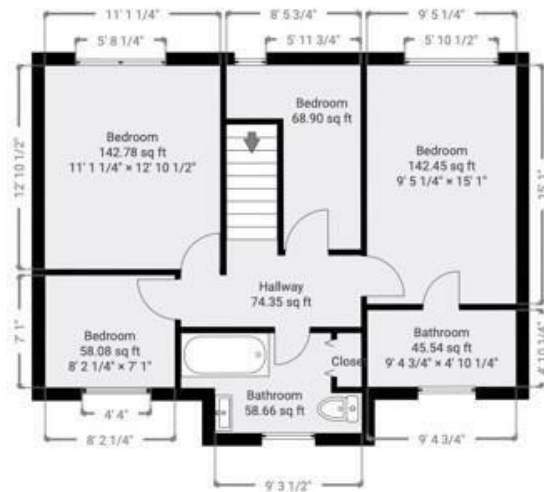
▼ **Ground Floor**

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](https://www.what3words.com////stable.results.streetcar)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	74		

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**17 Maple Grove**  
Ramsbottom, Bury, BL0 0AN

**Price £450,000**



- 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

# 17 Maple Grove

## Ramsbottom, Bury, BL0 0AN

**\*\*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.

