



## Whittingham Drive

Bury, BL0 9NY

£425,000



Set back from the street on a generous plot with detached garage, drive and two private gardens, this extended contemporary home provides generous space for family life, and its well-connected yet quiet location just minutes from central Ramsbottom makes it highly convenient. A brief overview of the accommodation includes an entrance porch and downstairs WC, lounge, dining room, kitchen, four bedrooms with an en-suite to the master, and family bathroom.



## Living Space

The property opens into a practical entrance hall, ideal for keeping coats and shoes neatly stored away. From here, you also access a contemporary downstairs WC with wash basin, finished to the same modern standards seen throughout the home.

Step through into the large main living room – a full-depth space offering plenty of room for a generous lounge setup. It features laminate flooring, a contemporary fireplace, and French doors opening directly onto the rear garden. From the front of this room, you also benefit from an open outlook with no properties overlooking, enjoying a pleasant green aspect set back from the road.

Continuing through the living room, the layout flows into another sizeable reception room at the rear, currently used as a combined family room and dining room. This room also enjoys French doors to the garden and an open aspect into the spacious modern kitchen.

The kitchen itself is fitted with a comprehensive range of integrated appliances, including Neff cooking appliances – a five-plate gas hob, extractor hood, Neff oven and grill – along with a dishwasher, wine fridge, washing machine, dryer, microwave and fridge-freezer. A Franke sink with chrome swan-neck mixer tap completes the specification. With excellent storage and generous worktop space, the kitchen is highly practical for family life and finished to contemporary standards.

## Bedrooms & Bathrooms

Upstairs, the property offers four well-proportioned bedrooms. The master bedroom is a good-sized double complete with a three-piece en suite, featuring a bath with shower over, integrated WC and wash basin unit, plus additional built-in storage. The en suite is presented to modern standards with floor tiling and tiled walls halfway up, with full tiling surrounding the bath.

The family bathroom is also generously sized and finished in a contemporary style, offering fully tiled walls, a bath with shower over, WC, and a feature wash basin with integral storage.

Each of the remaining three bedrooms is well proportioned for family living and benefits from fitted storage and plenty of space for children. The fourth bedroom is currently used as a home office but would also make an ideal nursery.

## Outside Space

There are two private gardens which provide choice and versatility for family life.

Externally, the rear of the property enjoys a long garden with a lawn, mature shrubs and trees, and a patio directly outside the two sets of French doors – perfect for effortless indoor-outdoor living on warm summer days.

Beyond this is a second garden located behind the detached garage, ideal as a dedicated play area for children without compromising the main rear garden. There is ample room for a large trampoline and football nets, or alternatively, it could be landscaped to suit your needs.

The detached garage benefits from an up-and-over door, side pedestrian access, power and lighting. There is also hot and cold outside taps, along with external security lighting.

## Location

Just a short stroll or quick drive from the centre of Ramsbottom, this superb location offers the perfect balance of convenience and lifestyle. Ramsbottom is renowned for its vibrant high street lined with independent shops, cafés, bars and acclaimed restaurants, while excellent schools, leisure facilities and scenic walking routes through the West Pennine Moors are all close by. With easy access to Bury, Manchester and the wider motorway network, this is a truly well-connected spot that still retains its charming market-town feel.

## Key Details

Tax band: E

Tenure: Freehold

Heating: Gas boiler and radiators

Boiler: Vaillant combi, located in the kitchen

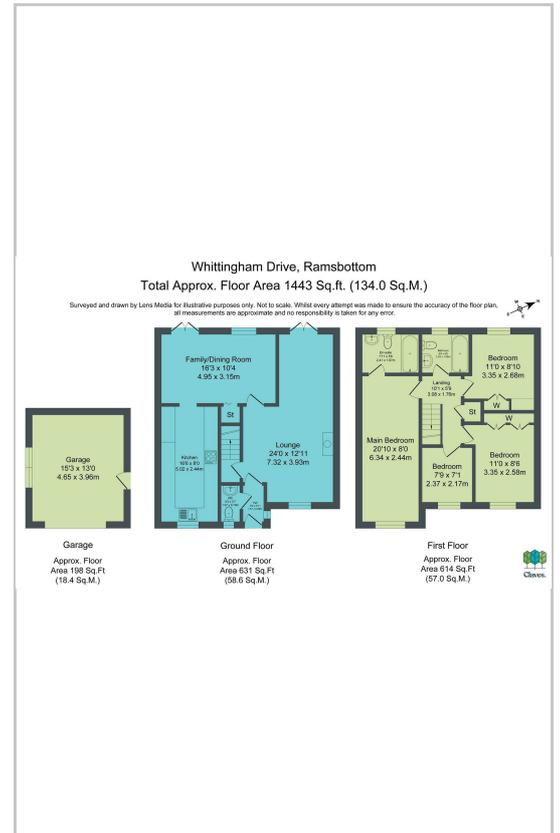
Security: Alarmed

Loft: There are two lofts, one is boarded with a pulldown ladder, the second is part boarded

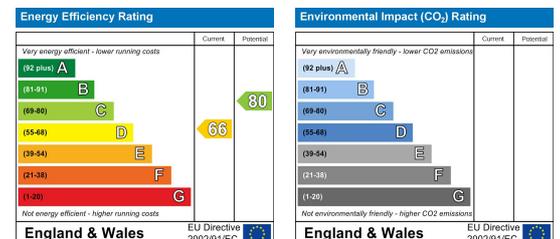
## Area Map



## Floor Plans



## Energy Efficiency Graph



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