



7 Beauly Close, Ramsbottom

Miller Metcalfe
Every step of the way

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Ramsbottom, Bury

A beautifully presented and substantially extended family home, offering approximately 1,769 sq ft of versatile living accommodation, occupying a highly desirable position in Holcombe Brook.

This lovely property has been thoughtfully extended to create an exceptional family home, with a particularly impressive master bedroom suite, a generous open-plan kitchen/diner and an enlarged utility room. The accommodation is spacious, well proportioned and finished to a high standard throughout.

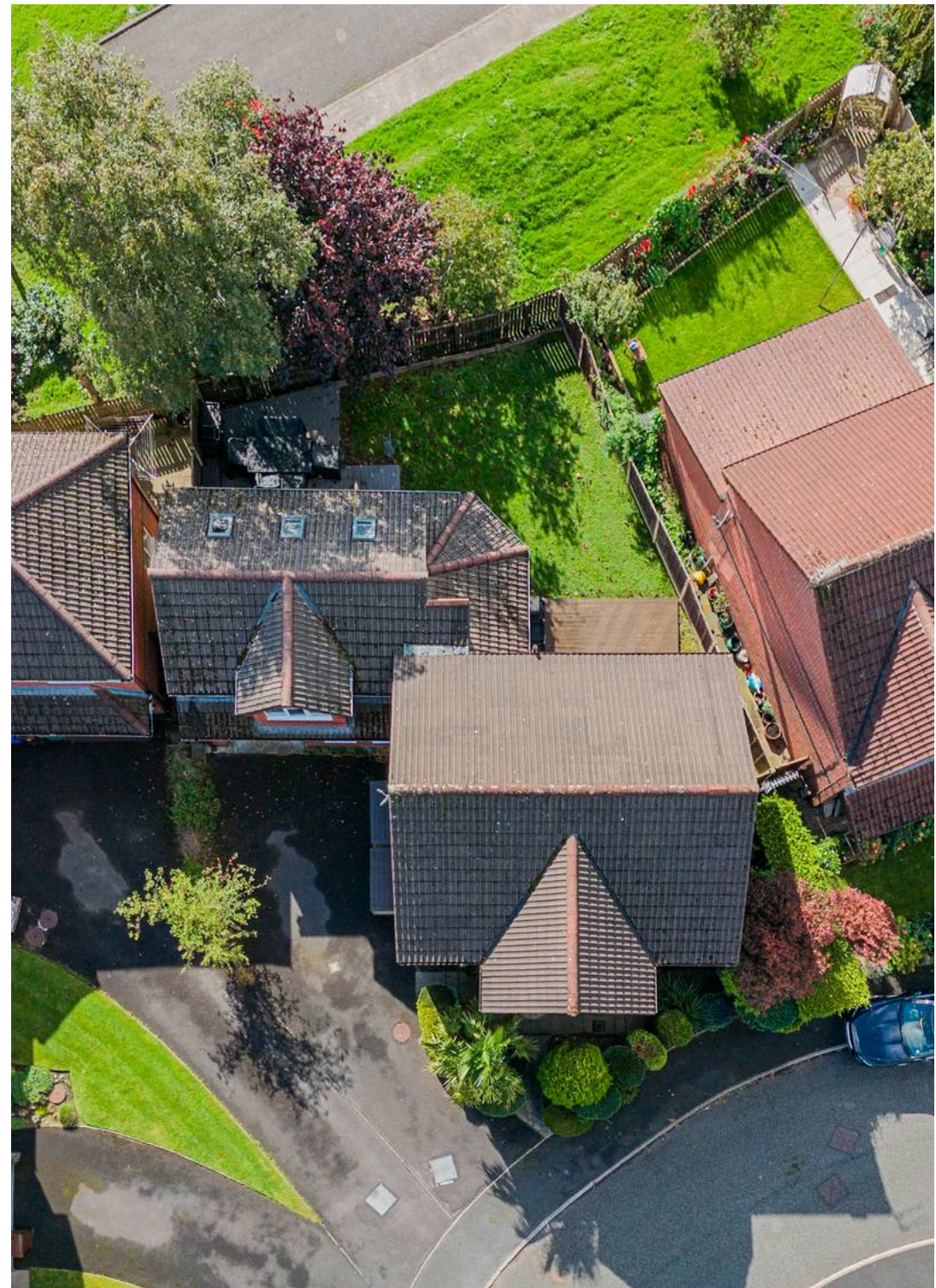
The ground floor welcomes you with a spacious entrance hallway leading to a large kitchen/diner, which provides an excellent heart to the home and is ideal for both everyday family life and entertaining. The kitchen is fitted with a range of units and benefits from an integrated fridge/freezer and induction hob. The adjoining utility room is a particularly useful addition, offering excellent practical space.

There are also two reception rooms, providing flexibility for families, together with a separate home office, ideal for those working remotely, and a convenient downstairs WC.

To the first floor are four well-proportioned bedrooms, with the outstanding master bedroom enjoying a superb en-suite shower room and walk-in wardrobe. The remaining bedrooms are also complemented by bespoke fitted wardrobes by Hammonds, providing excellent storage and adding to the quality feel of the accommodation. A family bathroom serves the additional bedrooms.

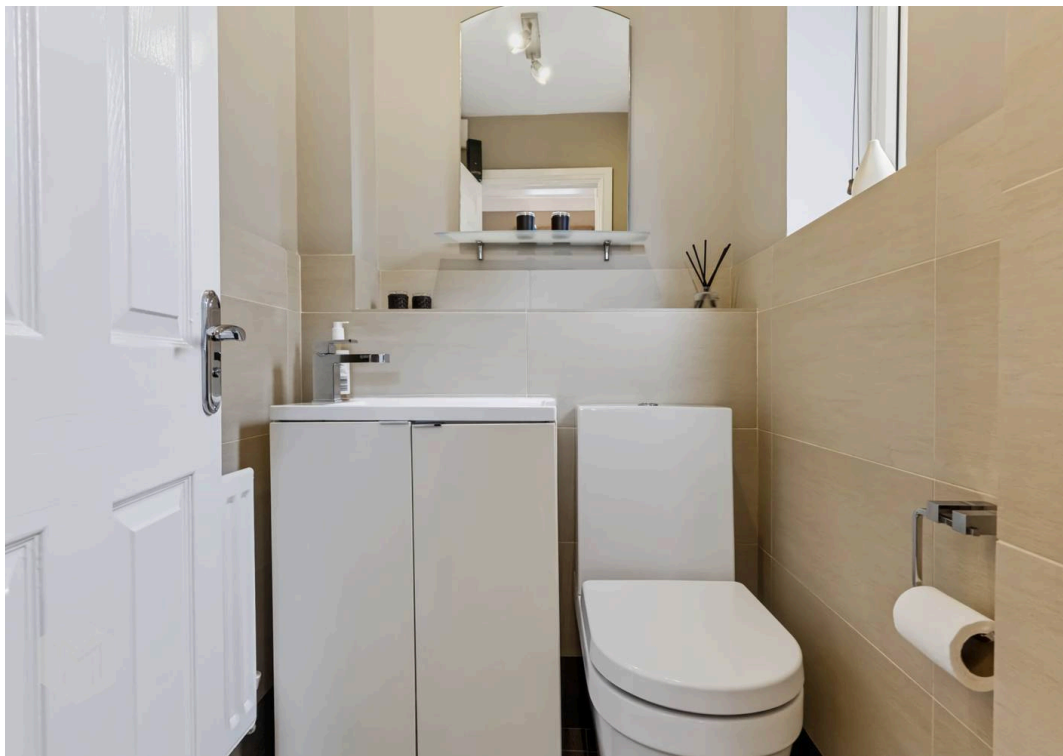
Outside, the property benefits from a driveway providing off-road parking, together with a garden, offering valuable outdoor space for families and entertaining. The property also benefits from having CAT 5 cabling throughout.

Situated in the popular Holcombe Brook area, the property is conveniently positioned for a range of reputable schools, local amenities and everyday facilities, whilst Ramsbottom town centre and Bury town centre are both within easy reach. The location also provides excellent access to the surrounding countryside and wider transport links.





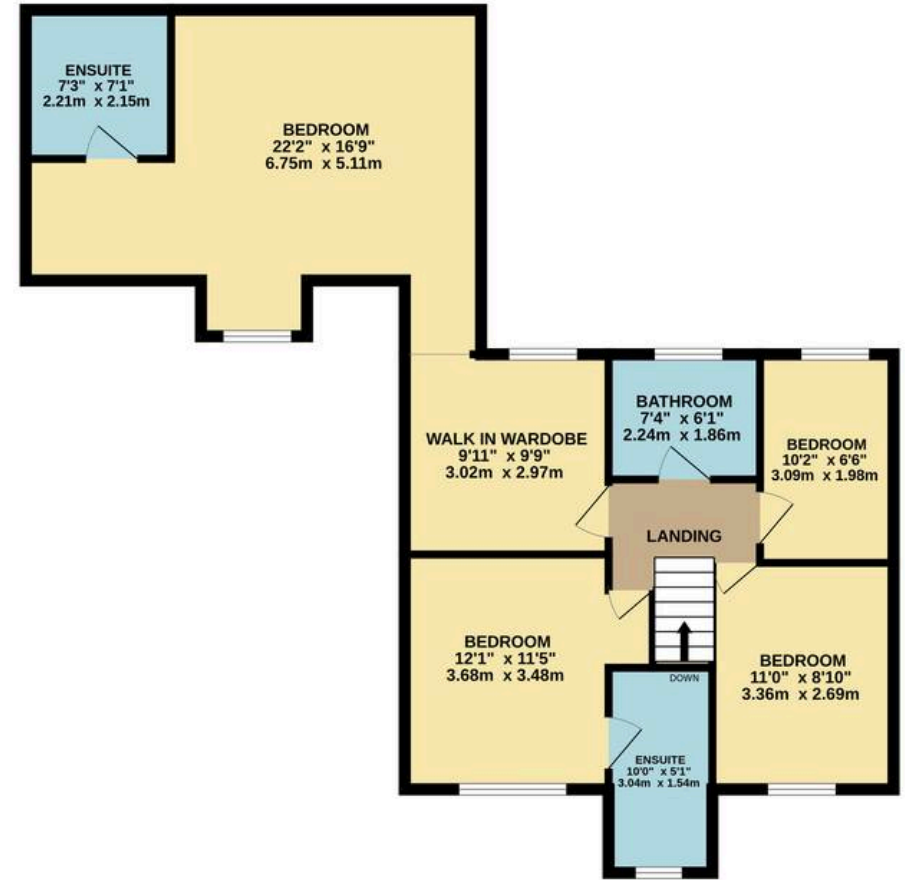




GROUND FLOOR
927 sq.ft. (86.1 sq.m.) approx.



1ST FLOOR
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 1769 sq.ft. (164.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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