



42 Kendal Road West, Ramsbottom

Bury

£525,000



42 Kendal Road West

Ramsbottom, Bury

Stunning extended 3-bed semi in sought-after Holcombe Brook. Modern kitchen, two lounges, stylish garden, parking. Near top schools, shops, leisure, and transport links. Freehold.

Council Tax band: D

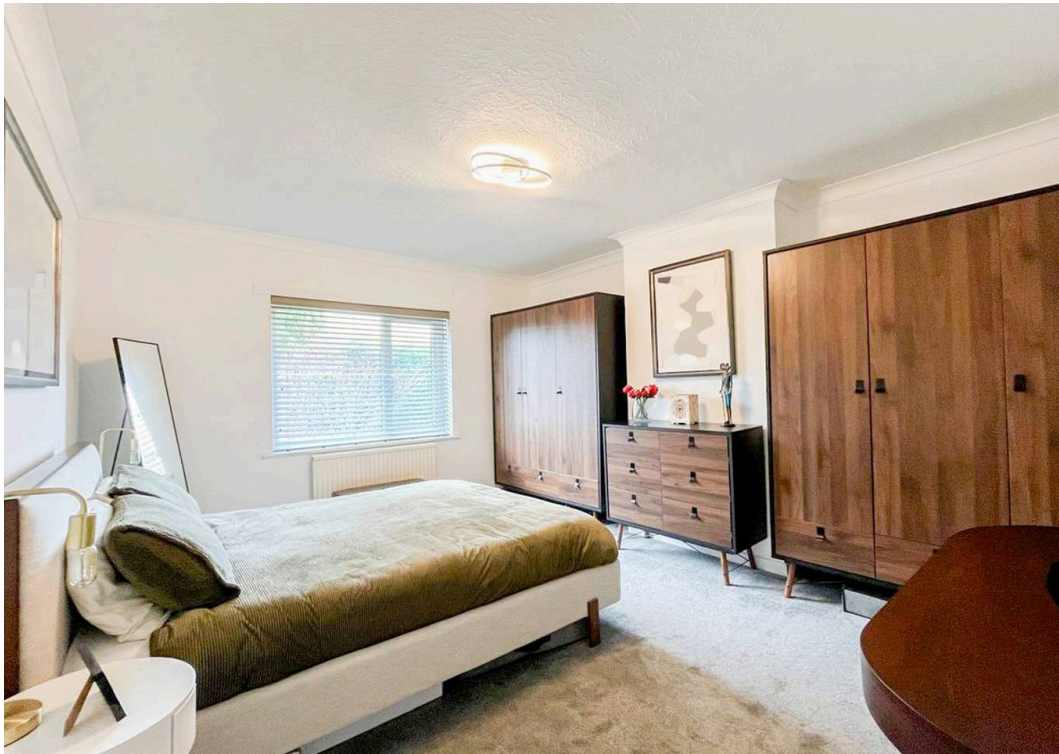
Tenure: Freehold

EPC Energy Efficiency Rating: D

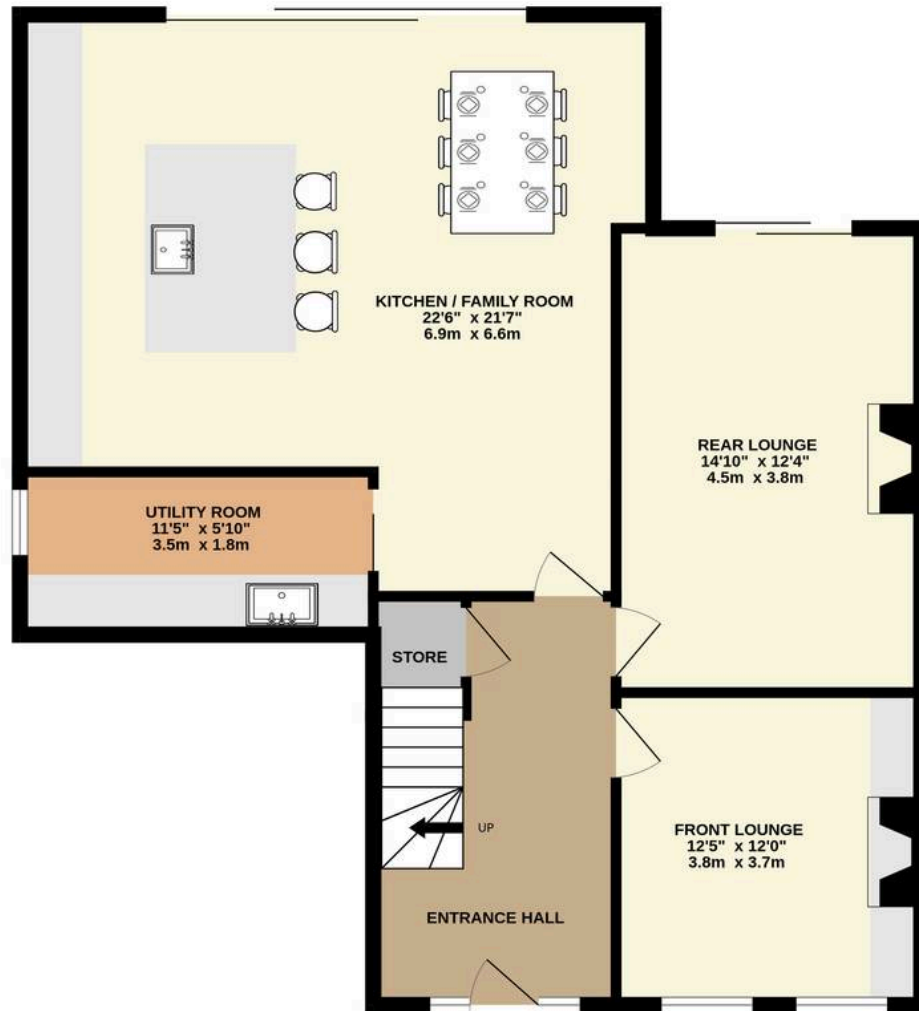
- Immaculately presented and extended three-bedroom semi-detached home in a highly sought-after Holcombe Brook position
- Spacious front lounge and second reception room with a feature woodburner & patio doors providing direct access to rear garden
- Impressive open-plan kitchen-diner/family room with lantern skylight, quartz worktops, island unit and underfloor heating
- Newly fitted Wren Autograph Infinity kitchen
- Three well-proportioned bedrooms served by a contemporary four-piece bathroom with dual-sink vanity and walk-in shower
- Generous tiered rear garden enjoying afternoon sun, with raised patio, decking and strong indoor-outdoor flow
- Attractive kerb appeal enhanced by new K-render and a modern exterior finish
- Driveway parking for two vehicles offering practical day-to-day convenience for families
- Located close to excellent amenities, commuter links and highly rated OFSTED schools, making it ideal for growing families



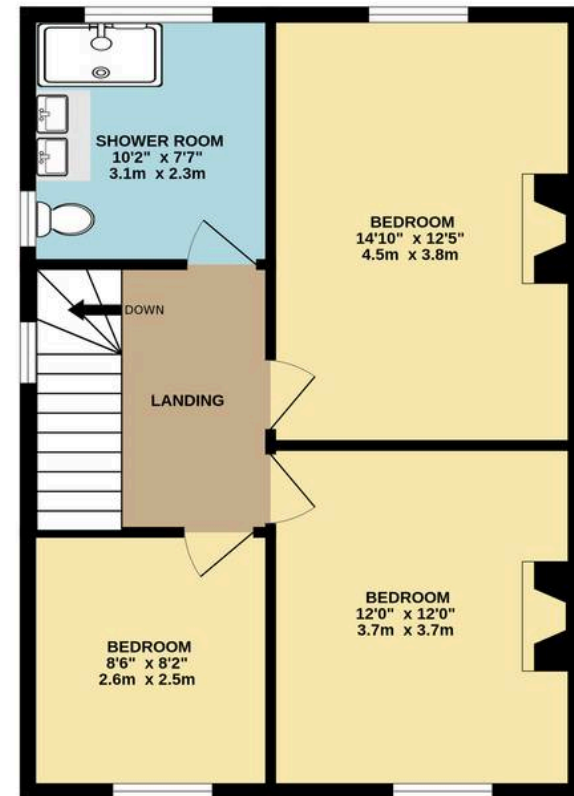




GROUND FLOOR
912 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1458 sq.ft. (135.4 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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HARRISON ESTATE AGENTS

Harrison Estate Agents, 10 Bolton Street - BL9 0LQ

0161 797 8616

info@harrison-estates.co.uk

www.harrison-estates.co.uk