



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Stanford Hall Crescent, Ramsbottom, Bury
- 3 Bedroom, Semi-Detached Family Home
- Generous EXTENDED Living Space
- Well Presented Throughout
- Gardens Front & Rear, Integral Garage & Driveway Parking
- Highly Sought After Whittingham Drive Estate
- Ideally For Woodhey High School & All Local Amenities
- VIEWING HIGHLY RECOMMENDED - Contact Us NOW To View

15, Stanford Hall Crescent, Bury, BL0 9FD

**£350,000**



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\*\*\* NEW \*\*\* - EXTENDED 3 BEDROOM SEMI-DETACHED WITH INTEGRAL GARAGE, DRIVEWAY PARKING GARDENS FRONT & REAR AND EXCELLENT PRESENTATION THROUGHOUT - Superb Kitchen / Family Room Layout, Good Size and Well Laid Out Accommodation, Convenient Location, Highly Sought After Setting, Ideal For Local Schools & Amenities - CONTACT US NOW TO VIEW!!!



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Stanford Hall Crescent, Ramsbottom, Bury, is a 3 bedroom, EXTENDED semi-detached family home, with an integral garage, off road driveway parking front garden and landscaped rear garden too. Offering generous living space beyond the norm, with the well extended layout, this property is well presented with modern décor throughout, including a great open plan kitchen, superb family room and excellent bathrooms too. Topped off by a convenient location in its highly sought after setting, viewing here is highly recommended and viewings are available now, by appointment only - Contact Us NOW To View.

Internally, this property briefly comprises: Entrance Vestibule, Lounge, Kitchen, Lounge / Dining / Family Room, Utility Room / WC and Integral Garage. Off the first floor Landing are Bedroom 1 with En-Suite Shower Room, Bedrooms 204 and the Family Bathroom.

Externally, in addition to the Integral Garage, this property also has off road Driveway Parking and a Lawned Front Garden, while to the rear, a landscaped and tiered Garden offers both Patio and Lawn space creating an ideal place to entertain or relax in.

Ideally positioned for Woodhey High School and a host of other local amenities, Stanford Hall Crescent is situated on the highly regarded Whittingham Drive estate, within easy reach of both Bury and Ramsbottom centres. Transport connections and motorway links are easily reached, as are open spaces, dining and entertaining options too.

Vestibule 3'8" x 3'10"

Lounge 15'3" x 12'6"

Kitchen 9'5" x 12'6"

Utility / WC 6'3" x 6'11"

Living / Dining Room 8'4" x 19'5"

Landing 7'4" x 6'2"

Bedroom 1 9'5" x 12'8"

En-suite Shower Room 8'1" x 7'4"

Bedroom 2 8'9" x 12'7"

Bedroom 3 11'6" x 7'4"

Bathroom 6'2" x 6'1"

Integral Garage 17'11" x 7'7"

Front Garden

Front Drive

Rear Patio Garden

Lower Garden Area

Agents Notes

Disclaimer

