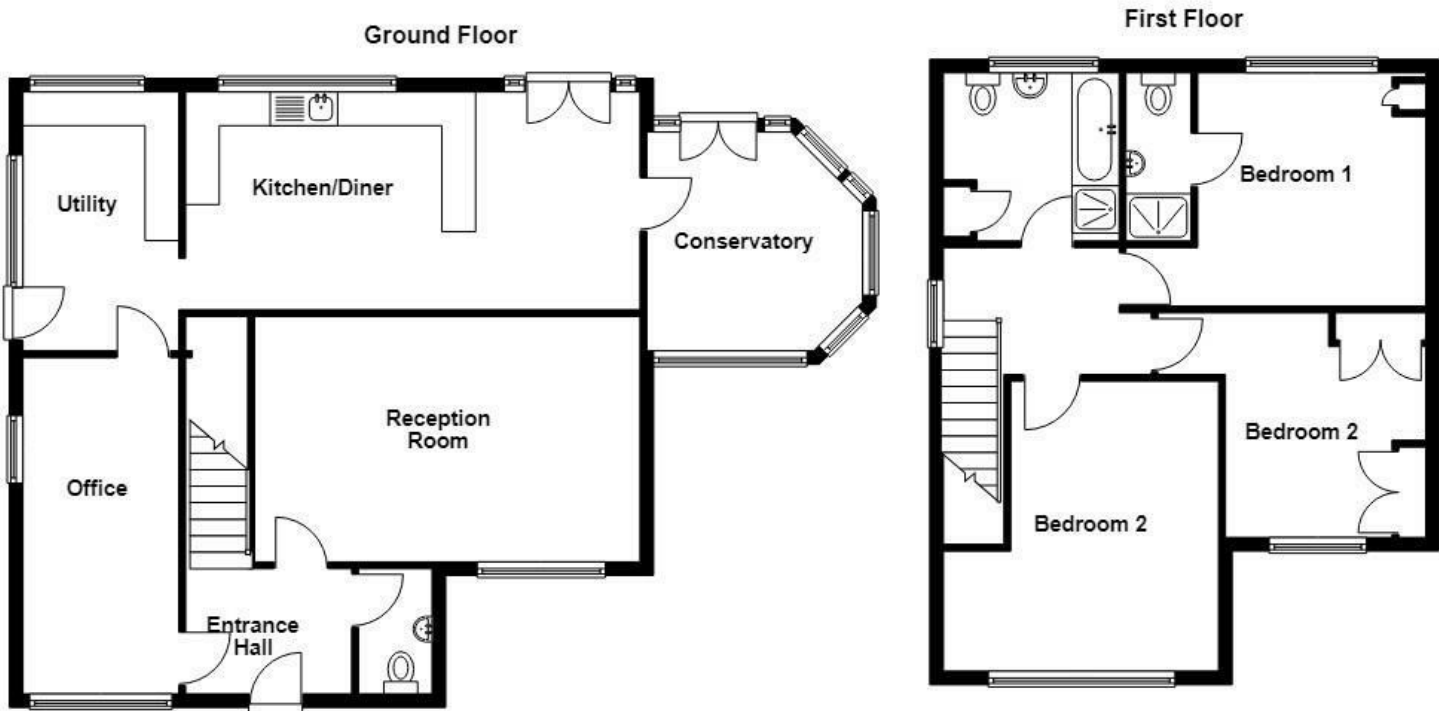




Whittingham Drive, Bury, BLO 9NY

Offers Over £399,950

A STUNNING THREE BEDROOM DETACHED FAMILY HOME IN THE HEART OF RAMSBOTTOM

Nestled in the sought-after area of Whittingham Drive, Ramsbottom, this charming three-bedroom detached house presents an ideal opportunity for families seeking a comfortable and spacious home. Boasting well-appointed reception rooms, this property offers ample space for both relaxation and entertaining, making it perfect for family gatherings or hosting friends. The house features two modern bathrooms, ensuring convenience for all members of the household. Each of the three bedrooms is generously sized, providing a peaceful retreat for rest and relaxation. The layout of the home is thoughtfully designed to maximise both space and light, creating a warm and inviting atmosphere throughout. One of the standout features of this property is the large garden to the rear, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months. Situated in a prime location, this home is just a short distance from Ramsbottom's vibrant town centre, where you will find a variety of shops, cafes, and local amenities. The area is well-regarded for its community spirit and excellent schools, making it an attractive choice for families.

In summary, this delightful three-bedroom detached house on Whittingham Drive is a perfect family home, combining spacious living areas, a large garden, and a convenient location close to the town centre. It is a property that truly deserves your attention.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Three Bedroom Detached Family Home
- Generous Rear Garden
- Off Road Parking
- Tenure - Leasehold
- Spacious Reception Rooms
- Sought After Ramsbottom Location
- EPC Rating - TBC
- Two Modern Bathrooms
- Close To Town Centre And Amenities
- Council Tax Band - E

Ground Floor

Office

16'4 x 7'7 (4.98m x 2.31m)

UPVC double glazed window, central heating radiator, boiler, laminate flooring.

Kitchen

21'11 x 10'7 (6.68m x 3.23m)

UPVC double glazed window, central heating radiator, panelled wall and base units with marble surfaces, sink and drainer with mixer tap, double integrated oven and induction hob, extractor hood, breakfast bar, integrated dishwasher, integrated fridge, spotlights, laminate flooring, doors leading to conservatory and understairs storage, open to utility room and UPVC double glazed French doors to rear.

Reception Room

18'9 x 11'11 (5.72m x 3.63m)

UPVC double glazed window, central heating radiator, gas fire with marble hearth and mantle, door leading to kitchen.

Conservatory

10'7 x 9'11 (3.23m x 3.02m)

UPVC double glazed window, electric radiator, spotlights, laminate flooring, UPVC double glazed French doors to rear.

Utility Room

12'7 x 7'7 (3.84m x 2.31m)

UPVC double glazed window, storage heater, panelled wall and base units with laminate surfaces, plumbing for washing machine, plumbing for dryer, space for fridge freezer, laminate flooring, door leading to office.

First Floor

Bedroom One

12'2 x 11'7 (3.71m x 3.53m)

UPVC double glazed window, central heating radiator, door leading to en suite.

En Suite

8'5 x 2'11 (2.57m x 0.89m)

Heated towel rail, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, electric feed shower with rinse head, tiled elevations, hardwood flooring.

Bedroom Two

14'1 x 11'10 (4.29m x 3.61m)

UPVC double glazed window, central heating radiator.

Bedroom Three

10'11 x 9'9 (3.33m x 2.97m)

UPVC double glazed window, central heating radiator.

Bathroom

8'2 x 7'3 (2.49m x 2.21m)

UPVC double glazed window, heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, electric feed shower with rinse head, tiled elevations, spotlights, tiled flooring.

External

Front

Laid to lawn garden and driveway.

Rear

Enclosed laid to lawn garden, patio areas, shrubbery, bedding areas.



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