



**LANSDOWNE CLOSE, RAMSBOTTOM BL0 9WE**



- Detached family Home
- Four Double Bedrooms
- 2 En-suites, Family Bathroom
- Quiet Cul-de-sac Position
- Recently Fitted Kitchen
- Large Driveway & Double Garage
- Front & Rear Gardens
- Internal Viewing Recommended



**OIRO £625,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Wonderful family home set on a quiet cul-de-sac and located within a superb residential development in the heart of Ramsbottom. Within close proximity there are many local amenities including popular schools, shops, restaurants, transport links and super country walks. You enter into the property to a spacious entrance hallway with double doors opening up into a large bay fronted lounge. The L shaped kitchen/diner is the heart of the home with a recently fitted modern bespoke kitchen with integral Neff appliances, all with WI-FI connectivity, including an extractor fan, induction hob, double electric oven/microwave, fridge freezer and dishwasher, one and quarter ceramic sink with mixer tap and combined Quooker tap. Just off the kitchen there is a handy Utility room with space for a washing machine and dryer. The ground floor accommodation also has a modern cloakroom/WC and a study, perfect as an office or for children to do their homework. The first floor has a large landing and leads to four double bedrooms, three of which have recently fitted wardrobes and two having en-suite shower rooms. The family bathroom can also be located on the first floor and has also been modernised in recent times. For further information please contact Cardwells Estate Agents Bury 01617611215, email bury@cardwells.co.uk or visit our website www.cardwells.co.uk

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway** Ceiling light point, radiator, under stairs storage, Luvanto reclaimed oak styled flooring.

**Lounge** 21' 7" x 12' 7" (6.59m x 3.84m) Ceiling light points, double glazed bay window to the front, double glazed french doors to the rear, living flame gas fire and surround

**Cloakroom/WC** 6' 6" x 3' 9" (1.97m x 1.15m) Ceiling light point, Wc, vanity unit with inset sink, ladder radiator, tiled floor, double glazed window to the side.

**Study** 12' 0" x 7' 2" (3.67m x 2.18m) Ceiling light point, double glazed windows to the side, radiator.

**Kitchen/Diner** 17' 11" x 10' 0" (5.46m x 3.04m) & 3.11 x 3.09. Downlights, ceiling light point, Luvanto smoked charcoal style flooring, electric automated blinds to the windows and the french doors. L shaped kitchen/diner with a recently fitted modern bespoke kitchen with integral Neff appliances, all with WI-FI connectivity, including an extractor fan, induction hob, double electric oven/microwave, fridge freezer and dishwasher, one and quarter ceramic sink with mixer tap and combined Quooker tap.

**Utility room** 6' 6" x 5' 11" (1.98m x 1.81m) Ceiling light point, extractor fan, fitted wall and base units, stainless steel sink with mixer tap and drainer, space for washing machine and dryer, Luvanto smoked charcoal style flooring, radiator.

**Landing** Ceiling light point, radiator, double glazed window to the front.

**Master bedroom** 13' 4" x 13' 3" (4.06m x 4.05m) Ceiling light point, radiator, fitted wardrobes.

**En-suite** 6' 9" x 5' 9" (2.06m x 1.74m) Ceiling light point, ladder radiator, Wc, vanity unit with inset sink, walk in shower cubicle, double glazed window to the rear, tiled floor and walls, extractor fan.

**Bedroom 2** 14' 6" x 10' 0" (4.41m x 3.05m) Ceiling light point, radiator, fitted wardrobes.

**En-suite** 6' 9" x 5' 9" (2.06m x 1.74m) Ceiling light point, ladder radiator, Wc, vanity unit with inset sink, walk in shower cubicle, double glazed window to the rear, tiled floor and walls, extractor fan.

**Bedroom 3** 12' 0" x 10' 9" (3.65m x 3.28m) Ceiling light point, double glazed window to the side, radiator, fitted wardrobes.

**Bedroom 4** 13' 3" x 6' 11" (4.05m x 2.12m) Ceiling light point, double glazed window to the front, radiator.

**Family Bathroom** 7' 9" x 6' 11" (2.36m x 2.12m) Ceiling light point, Wc, vanity unit with built in sink, panelled bath with mixer tap and shower, tiled floor with splashback to the walls, double glazed window to the side.

**Externally** To the front of the property there is a driveway suitable for approximately four cars leading to a large double garage with two electric up and over doors. To the side of the garage there is an electric car charging point. At the rear of the property there is a flagged patio area and a lawned garden.

**Price** OIRO £625,000

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999 year term which started on 8th April 2003, meaning that there are 977 years remaining. Our clients advise us that leasehold charge is £17.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

**Viewing** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff

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