



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	78
(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	
www.epc4u.com			

Independent Estate Agents
Cardwells Est. 1982

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CLEVELAND CLOSE, RAMSBOTTOM, BL0 9FH



- Four bedroom det family home
- Freehold Tenure
- Stunning open plan Kitchen
- Bi Fold doors to rear garden
- Two living rooms
- Beautifully presented throughout
- Driveway for numerous cars
- Downstairs WC



£495,000

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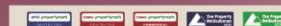
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Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



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Cardwells estate agents are delighted to bring to market this EXTENDED four bedroom detached family home. The stunning FREEHOLD property is offered with no onward chain and occupies a lovely corner plot. Situated off Whittingham drive, within walking distance to St Andrews primary school, in the catchment area for Woodhey High School and just a stone throws away from Ramsbottom town centre this really is an ideal family home! Comprising of; Entrance Hall, Downstairs WC, Lounge, 2nd Reception room, Large, extended open plan kitchen/diner, Four bedrooms and a large bathroom. The current owner had plans to make an En-suite just off the master bedroom by taking space from the existing 15ft bathroom! Externally this property boasts a driveway for numerous cars and garden to the front with a beautifully landscaped rear garden. 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 Note. Cardwells disclose that one of the beneficial owners of this property is a colleague of Fivegate Ltd, trading as Cardwells.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Composite door in grey to front aspect. UPVC double glazed window to side aspect. Radiator. Door to WC and door to Lounge. Radiator.

Downstairs WC Low flush WC. Wall hung wash hand basin. UPVC double glazed window to front aspect. Radiator.

Lounge 16' 2" x 13' 10" (4.92m x 4.21m) UPVC double glazed window to front aspect. Two radiators. Feature electric fire and surround. Ceiling light point. Stairs to first floor.

2nd Reception Room 16' 0" x 10' 11" (4.87m x 3.32m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Door to Kitchen.

Open Plan Extended Kitchen/Diner 24' 4" x 17' 8" (7.41m x 5.38m) A range of bespoke fitted modern wall and base units with complementing work surfaces and stunning breakfast island. Integrated fridge/freezer, second freezer, dishwasher, washing machine, gas hob with extractor hood over and two built in electric cookers. This kitchen boasts soft close doors and a pull out pantry. Grey sink and drainer with mixer tap over. Storage housing combination boiler. Aluminium double glazed bi-fold fold doors and window to rear garden. Two Velux windows to dining area. Spanish Porcelain tiled flooring. Spotlighting. Two grey wall hung feature radiators. Under stairs storage housing condensing dryer.

Bathroom 15' 4" x 5' 5" (4.67m x 1.65m) Large corner bath. Shower cubicle with thermostatic overhead shower. Low level WC. Pedestal wash hand basin. Laminate flooring. Two UPVC double glazed windows to rear aspect. Radiator. Chrome effect towel radiator. Spotlighting.

Landing Linen cupboard. Ceiling light point. Loft access.

Bedroom 1 16' 5" x 10' 11" (5.00m x 3.32m) UPVC double glazed window to front aspect. Fitted wardrobes and overhead storage. Fitted vanity unit with drawers and bedside tables. Radiator. Spotlighting.

Bedroom 2 12' 6" x 8' 8" (3.81m x 2.64m) UPVC double glazed window to front aspect. Fitted wardrobes and over head storage. Fitted vanity unit and drawers. Bedside table. Radiator. Ceiling light point. Bedside light.

Bedroom 3 11' 3" x 7' 6" (3.43m x 2.28m) UPVC double glazed window to rear aspect. Fitted wardrobes and overhead storage. Radiator. Ceiling light point. Laminate flooring.

Bedroom 4 7' 10" x 7' 0" (2.39m x 2.13m) UPVC double glazed window to front aspect. Fitted wardrobe with over head storage. Fitted vanity unit with drawers and built in mirror. Radiator. Laminate flooring. Ceiling light point.

Externally To the front a laid to lawn garden with built in sunken trampoline. Tarmac driveway with grey tegula boarder. To the side, planted mature trees and shrubs. To the rear a landscaped garden with Indian stone patio area, raised artificial grassed garden and decking area. Planted borders to the side with space for freestanding metal garden shed.

