



MASTER BEDROOM



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DRESSING AREA



EN SUITE



EN SUITE



BEDROOM TWO



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



BATHROOM



REAR GARDEN



REAR GARDEN



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SMITHILLS HALL CLOSE, RAMSBOTTOM  
BL0 9FF



- LARGE DET FREEHOLD PROPERTY
- EXTENDED FRONT & REAR
- 20' LOUNGE
- LARGE KITCHEN-DINER
- FOUR BEDROOMS
- DRESSING ROOM
- GUEST WC/BATHROOM/ENSUITE
- CORNER POSITION



£325,000 - SOLD

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A MODERN DETACHED FAMILY HOME WHICH HAS BEEN MODIFIED AND EXTENDED TO INCLUDE A NEW GROUND FLOOR WC, STUDY, REMODELLED KITCHEN DINING ROOM, LUXURY MASTER BEDROOM SUITE WITH DOUBLE BEDROOM, DRESSING ROOM AND ENSUITE WHILST A CONSERVATORY HAS BEEN ADDED TO THE REAR. The accommodation is outstanding and presented in excellent order with spacious well planned living space and features such as; 20ft dual aspect lounge, 25ft kitchen dining room, utility, high spec bathrooms, gas central heating and upvc double glazing. The house stands in a favourable corner position with a double driveway and detached garage to the side, well sized gardens and is located in a much sought after residential position in Ramsbottom well placed for schools, shops and a range of other amenities in the town centre. In summary the accommodation comprises; PORCH, GUEST WC AND STUDY, ENTRANCE HALL, LOUNGE, CONSERVATORY, LARGE KITCHEN DINING ROOM AND UTLITY. THE FIRST FLOOR HAS A SHAPED LANDING, MASTER BEDROOM WITH DRESSING ROOM AND ENSUITE, THREE FURTHER DOUBLE BEDROOMS AND A FAMILY BATHROOM. We are advised the property is freehold and sold with NO CHAIN. Viewing is highly recommended in order to appreciate the true size, specification and position. ALL VIEWINGS STRICTLY APPOINTMENT.

**Directions**  
BL0 9FF

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Porch** 4' 7" x 4' 4" (1.40m x 1.32m) Tiled floor, central heating radiator, front elevation door and windows.

**Guest WC** 4' 8" x 4' 6" (1.42m x 1.37m) Contemporary well appointed suite comprising; combination style vanity sink unit and enclosed cistern wc, complementary tiling, central heating radiator, front elevation window.

**Study/Office** 11' 1" x 4' 8" (3.38m x 1.42m) Tiled floor, central heating radiator, side and front elevation windows.

**Entrance Hall** 12' 8" x 6' 1" (3.86m x 1.85m) Stairs with spindled balustrade and built in storage cupboard, central heating radiator.

**Lounge** 20' 5" x 11' 7" (6.22m x 3.53m) Marble fire surround, inset and heart housing a living flame chrome effect gas fire, side elevation windows, French doors to the Conservatory, central heating radiators.

**Kitchen-Diner** 25' 6" x 9' 6" max (7.77m x 2.89m) Extensive size room the kitchen being well equipped and fitted with a good range of base and wall cabinets, peninsula unit, coordinated worktops, integrated fridge and freezer, integrated five ring gas hob with cooker hood, fan assisted double oven, space and plumbed for dishwasher, inset one and half bowl sink with mixer tap. Wall tiling to complement, inset ceiling downlighters, central heating radiator, rear elevation window, archway to the utility. Extended dining area to the front with window and central heating radiator.

**Utility** 7' 3" x 6' 5" (2.21m x 1.95m) Matching kitchen units and worktops, single drainer sink, space and plumbed for washing machine, complementary tiling, two part single glazed entrance door opening to the conservatory.

**Conservatory** 19' 8" x 10' 6" narrowing to 5'4" (5.99m x 3.20m) Shaped upvc style conservatory with polycarbonate roof system, central heating radiator, French doors to rear, single entrance door to side.

**First Floor Landing** Loft access

**Master Suite**

**Bedroom** 11' 7" x 11' 7" (3.53m x 3.53m) Fitted wardrobes, front elevation window, central heating radiator.

**Dressing Room** 6' 8" x 5' 9" (2.03m x 1.75m) Fitted dressing table unit, central heating radiator, inset ceiling downlighting.

**Ensuite** 9' 1" x 4' 6" (2.77m x 1.37m) Luxury style suite comprising; double size quadrant style enclosure shower with chrome bar shower, combination style vanity sink unit and concealed cistern wc, coordinating gloss wall tiling, chrome towel radiator, feature opaque arched single glazed window, inset downlighting.

**Bedroom Two** 11' 4" x 10' 1" max (3.45m x 3.07m) Fitted wardrobes, rear elevation window, central heating radiator.

**Bedroom Three** 11' 0" x 10' 3" max (3.35m x 3.12m) Fitted wardrobes, front elevation window, central heating radiator.

**Bedroom Four** 8' 9" x 8' 5" (2.66m x 2.56m) Fitted double wardrobe, rear elevation window, central heating radiator.

**Family Bathroom** 6' 9" x 5' 5" (2.06m x 1.65m) Modern well appointed bathroom with stylish gloss effect wall tiling and contemporary white comprising; panelled bath with chrome bar shower over and bi-fold bath screen, chrome towel radiator, rear elevation window, cupboard housing gas central heating boiler.

**Externally** Corner site with double driveway and detached garage, garden frontage, footpath to each side, well proportioned fully enclosed rear garden with southerly aspect, level lawn and patio.

**Price** £325,000

**Please note: all viewings are by appointment only through our Bury Office**

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**GUEST WC**



**LOUNGE**



**KITCHEN DINER**



**KITCHEN DINER**



**KITCHEN DINER**



**UTILITY**



**STUDY**



**LANDING**