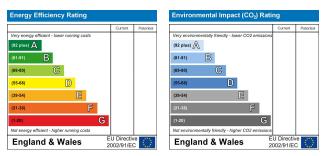
Ground Floor Kitchen/Diner Garage Lounge



Map data @2021

Directions

From Charles Louis Head Office in Ramsbottom, turn right onto Bolton Street, turn left onto Nuttall Lane, then turn right onto Whittingham Drive, then turn right onto Henwick Hall Avenue, turn right onto Liddington Hall Drive where you will see the property in front you.



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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HOMES LIMITED



5 Liddington Hall Drive Ramsbottom, Bury, BL0 9YJ

Offers in excess of £450,000



Town Centre









- Four Bedroom Detached House, Well Presented **Throughout**
- Corner Plot, Set in a Cul De Sac Location
- Family Bathroom, En Suite & Downstairs WC
- Two Reception Rooms, Kitchen / Breakfast Area

Well Sought After Location, Close to Ramsbottom

- Garage & Ample Driveway Parking
- Well Presented Patio & Gardens To Front & Rear
 A Must See!!! To Appreciate Charm of Property

5 Liddington Hall Drive Ramsbottom, Bury, BL0 9YJ

A MUST SEE!!**WELL PRESENTED FOUR BEDROOMED DETACHED**SET IN PRIME LOCATION, CLOSE TO RAMSBOTTOM TOWN CENTRE**SET IN A CUL DE SAC LOCATION Charles Louis Homes are pleased to bring to the market this well presented and stunning four bedroom detached house, situated a short walking distance from Ramsbottom Town Centre. The property is set in a very popular location, with ample parks and countryside surrounding the area. The property in brief comprises of entrance hallway, downstairs WC, french doors leading into living room, dining room, kitchen with breakfast area and door leading in to garden and utility room with access to garage. From the dining room, the staircase leads up to first floor where you will find the Master bedroom with en-suite, Bedroom two, three, four and a family bathroom. The property benefits from having gas central heating and double glazing throughout. The property also offers driveway parking for a minimum of three vehicles. The gardens are well maintained and surround the property with plenty of places to walk in the countryside and parks. Viewing is a must and is essential to appreciate the charm of this property.

10'10 x 7'85 (3.30m x 2.13m)

Front facing entrance door, spot lights with dimer controls, coving, laminate wood flooring, gas central heating radiator, telephone point, power points, storage cupboard

4'94 x 3'09 (1.22m x 1.14m)

With a front facing opaque uPVC window, laminate wood flooring, gas central heating radiator, low level

17'57 x 12'83 (5.18m x 3.66m)

With a front & side facing uPVC window, coving, feature fireplace with a gas fire, brick surrounding, gas central heating radiator. TV point, power points.



Dining Room 15'84 x 12'00 (4.57m x 3.66m)

With a rear facing uPVC bay window overlooking garden, coving, gas central heating radiator, power



Kitchen/Breakfast Area

13'44 x 11'72 (3.96m x 3.35m)

With a rear facing uPVC window, overlooking garden, fitted with a range of wall and base units with contrasting work surfaces, 1.5 inset sink and drainer unit, built in four ring gas hob with extractor hood, Neff double oven at eye level, integrated fridge freezer, telephone point, tiled flooring, spot lights, power



17'56 x 6'84 (5.18m x 1.83m)

With X2 rear facing uPVC window, uPVC door opening to garden, tiled flooring, power points, range of wall and base units, inset sink, plumbing for washing machine, space for fridge freezer, access to the

First Floor Landing

Gas central heating radiator, power points, loft access.

11'60 x 11'52 (3.35m x 3.35m)

With a rear facing uPVC window, coving, fitted wardrobes, gas central heating radiator, power points,



Partly tiled with a rear facing opaque uPVC window, heated towel rail, extractor fan, walk in shower cubicle with mains fed shower, low fulsh wc, hand wash basin with pedestal

12'99 x 11'93 (3.66m x 3.35m)

With a side facing uPVC window providing a lovely out look over the avenue/close, walk in cupboard, gas



9'75 x 8'13 (2.74m x 2.44m)

With a rear facing uPVC window, gas central heating radiator, power points

9'54 x 8'61 (2.74m x 2.44m)

With front facing uPVC window, fitted wardrobes plus dresser unit, gas central heating radiator, power



8'03 x 6'94 (2.51m x 1.83m)

Fully tiled with a front facing opaque uPVC window, gas central heating radiator, four piece suite comprising of panel enclosed bath with shower over and screen, low level wc, bidet and hand wash basin with pedestal, fully tiled.



Rear Grden

An enclosed rear garden, mainly laid to lawn with a range of trees, plants and shrub boarders, decking



Alternative View



With an up and over electric roller door, power and lighting.

Driveway parking for up to three vehicles, lawned area with mature shrubs and trees and walkway to front

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