

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.

Entrance Hallway

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.

Downstairs wc

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 wc, hand wash basin.

Lounge

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 point, stairs to first floor.



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 points.



Utility Room

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 garage.

First Floor Landing

Gas central heating radiator, power points, loft access.

Master Bedroom

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, access to en-suite.



En Suite

6'44 x 3'85 (1.83m x 0.91m)

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

Bedroom Two

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 central heating radiator, power points.



Bedroom Three

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

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

Bedroom Four

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

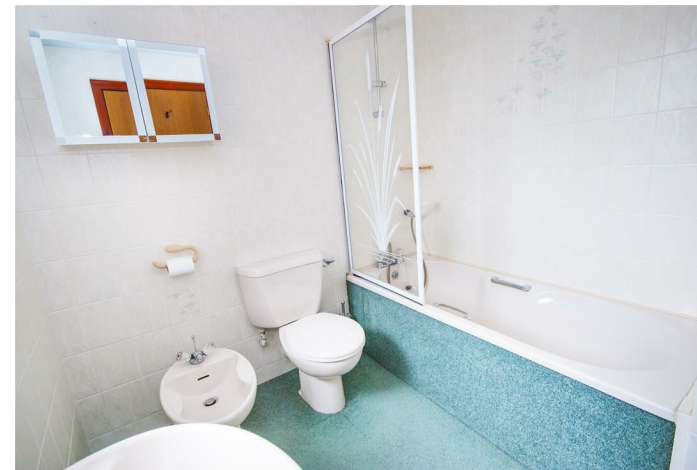
With front facing uPVC window, fitted wardrobes plus dresser unit, gas central heating radiator, power points.



Bathroom

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.

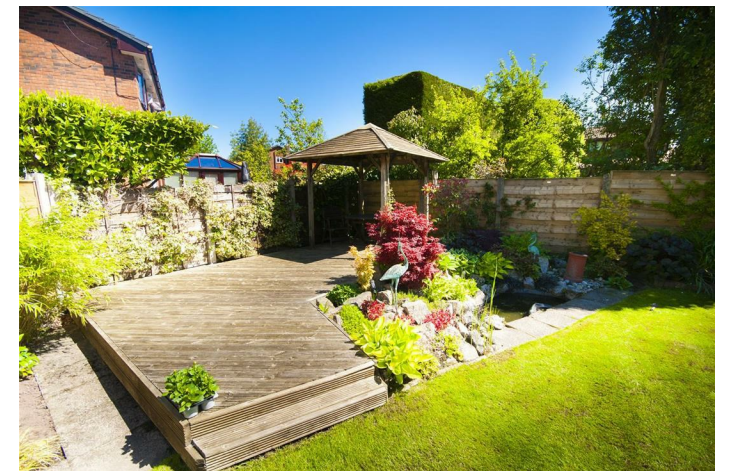


Rear Grden

An enclosed rear garden, mainly laid to lawn with a range of trees, plants and shrub borders, decking area with pergola, panel outside lights.



Alternative View



Garage

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

Front External

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