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CHARLES LOUIS

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GROSS INTERNAL AREA
TOTAL: 109 m²/1,173 sq ft
FLOOR 1: 60 m²/651 sq ft, FLOOR 2: 49 m²/522 sq ft
EXCLUDED AREA: GARAGE: 5 m²/54 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

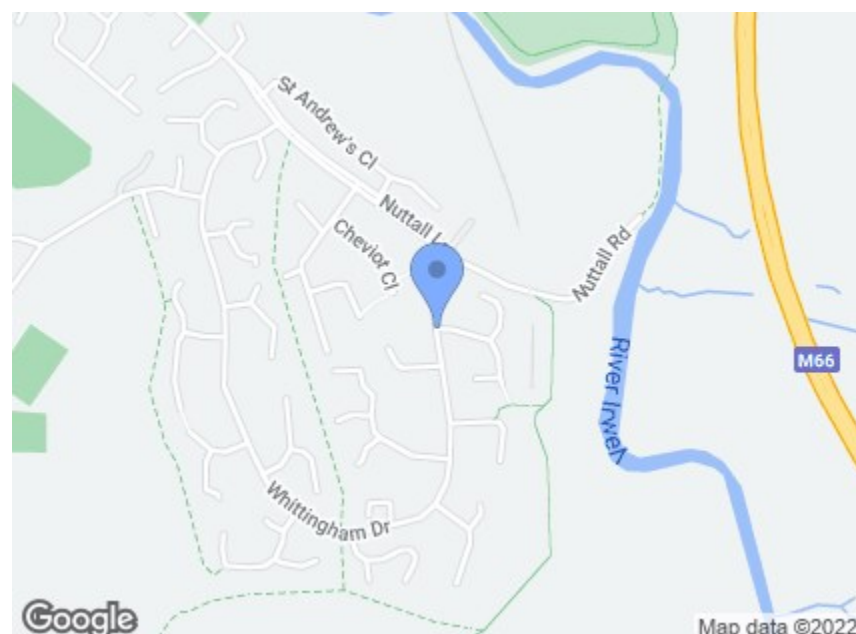


20 Whittingham Drive Ramsbottom, Bury, BL0 9LZ

Offers over £400,000

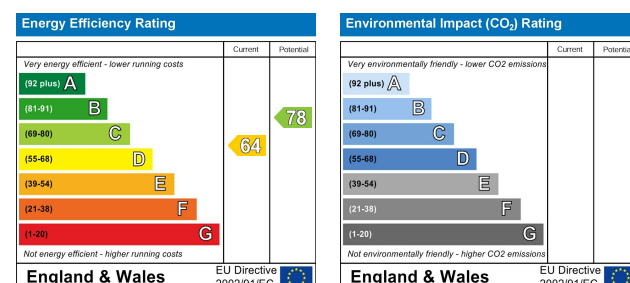


- Extended Four Bedroom Detached Property
- Newly Modern Fitted Open Plan Kitchen/Breakfast Area & Diner
- Landscaped Garden to Rear & Orangery
- Fantastic Family Home Situated in A Well Sought After Location
- Immaculate Condition, Done To a High Standard
- Modern Fitted Bathroom, En-Suite & Downstairs WC
- Garage with Ample Driveway Parking
- A Must See!!!! Viewing Essential to Appreciate Charm of Property



Directions

From Charles Louis Head Office in Ramsbottom, turn right onto Bolton street and then take a left in onto Nuttall Lane at the traffic lights Then turn right onto Whittingham Drive and the destination is on the left with a For Sale Board outside.



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.

20 Whittingham Drive

Ramsbottom, Bury, BL0 9LZ

*****IMMACULATE FOUR BEDROOM EXTENDED DETACHED PROPERTY**IN A WELL SOUGHT AFTER LOCATION**A MUST SEE!!!**Charles Louis Homes are delighted to bring to the market this immaculately presented detached family home, situated in a popular residential area within walking distance of Ramsbottom Town Centre. The property in brief comprises entrance hall, living room, open plan kitchen diner and family room, fitted with a range of appliances, and breakfast room opening to a beautiful garden room/orangery overlooking landscaped gardens. From the hallway, a staircase ascends to the first floor where you will find the master bedroom with fitted wardrobes and en-suite shower room, two further double bedrooms plus a fourth, single bedroom/office with built in cupboards, and family bathroom. The property is tastefully decorated and finished to a high specification, and benefits from having gas central heating and double glazing throughout. With an enclosed and attractive landscaped garden featuring a seating area leading up to a raised garden, the property also benefits from having driveway parking for up to four vehicles and a garage. Viewing is strongly recommended in order to fully appreciate this property's position and many enviable attributes.**

Porch

uPVC Door to front elevation, laminate wood floor leading into hallway

Hallway

Folding door, laminate wood flooring, spot light, with stairs to first floor accommodation and access to living room.

Living Room

12'2 x 15'3 (3.71m x 4.65m)

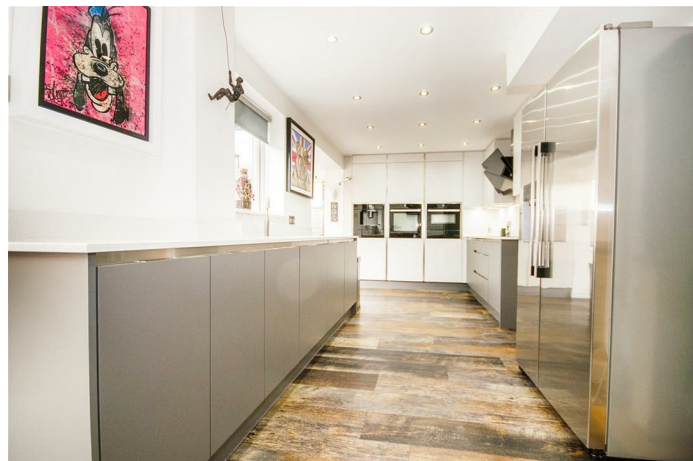
uPVC double glazed box bay window to front elevation with wooden shutters, fitted with gas fireplace with marble surround, built in glass wine cabinet, laminate wooden flooring, gas central heating radiator, centre ceiling light and access to open plan kitchen diner.



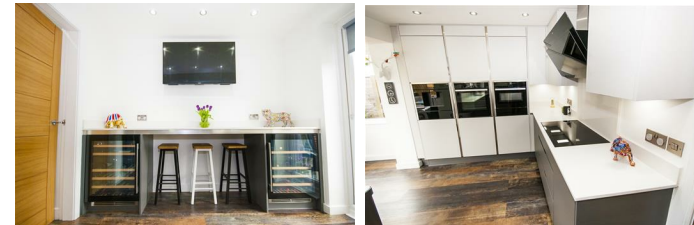
Open Plan Kitchen/Breakfast Area & Diner

23'5 x 8'11 (7.14m x 2.72m)

uPVC window to rear elevation overlooking landscaped garden, inset spotlights, modern gas central heating radiator, Karndean flooring, newly fitted with a modern kitchen finished to a high specification, fitted with a range of wall and base units with Quartz worktops, one and half inset sink with Quaker tap, Schott Ceran induction hob with modern extractor above, two single Neff ovens incorporating microwave, Neff integrated coffee machine, 2 x integrated wine coolers, integrated dishwasher and washing machine, splash back tiles, space for fridge freezer, breakfast bar sitting area, access to the utility room and uPVC door leading to the landscaped garden and patio area. . .



Alternative View



Orangery/Dining Room

10'1 x 12'2 (3.07m x 3.71m)

Surrounded with double glazed windows overlooking landscaped gardens, french doors leading out to patio area, velux window, fitted with log burner, inset spot lights, laminated wooden flooring, gas central heating radiator and lighting.



Utility Room & Downstairs WC

With worksurfaces, space for a dryer, giving access, to the downstairs WC and is fitted with two piece suite, comprising of low level WC and hand wash basin.

Landing

Leading off to Master Bedroom with en-suite, Bedroom two, three, four and family bathroom, storage cupboard, access to loft x 2 hatches.

Master Bedroom

9'7 x 10'8 (2.92m x 3.25m)

uPVC window to front elevation, built in modern fitted sliding wardrobes with down spot lights, tiled flooring centre ceiling light, gas central heating radiator, access through to en-suite.



En-suite

6'7 x 5'3 (2.01m x 1.60m)

uPVC frosted window to front elevation, fitted with a modern three piece suite, comprising of low level wc, wash hand basin with storage cupboard below, walk in double shower, tiled floor, tiled walls, x 4 spot lights.



Bedroom Two

7'6 x 12'6 (2.29m x 3.81m)

uPVC window to front elevation, wooden flooring, centre ceiling light, gas central heating radiator



Bedroom Three

8'4 x 9'5 (2.54m x 2.87m)

uPVC window to rear elevation, wooden flooring, centre ceiling light, gas central heating radiator.



Bedroom Four / Office

7'2 x 7'6 (2.18m x 2.29m)

uPVC window to rear elevation, built in cupboard with hanging rail and shelving, centre ceiling light, gas central heating radiator.



Family Bathroom

6'7 x 6'5 (2.01m x 1.96m)

uPVC frosted window to rear elevation, fitted with a modern three piece suite, comprising of low level wc, wash hand basin, bath with shower above and glass door, chrome heated towel rail, part tiled walls, tiled floor, x 5 spot lights

Rear Garden

Garden has been recently landscaped, featuring a seating area with porcelyn planks, water feature and down lights on wooden fencing surrounding this south west facing garden. To the second level we have another seating area, again with porcelyn planks, astro turf and small shrubs and trees. The garden is very secure and private with gate access to side for bin access.



Alternative View



External

Property benefits with garage, used for storage and block paved driveway with ample parking, security lights and artificial grass, set behind small.