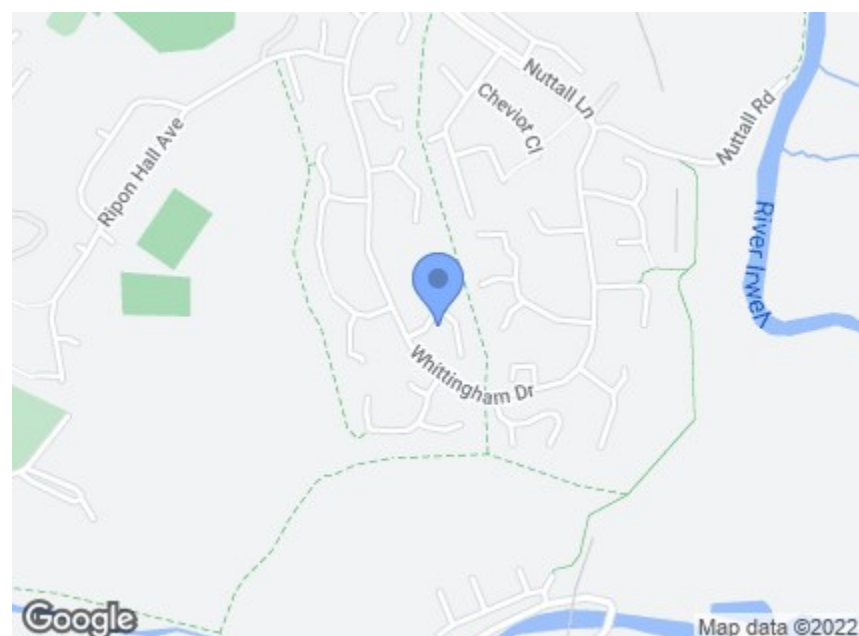


4 Strathmore Close
Ramsbottom, Bury, BL0 9YW

Offers in the region of £425,000



- Well Presented & Extended Freehold Detached Property
- Lounge, Dining Room and Family Room
- Four Good Size Bedrooms, En suite to Master
- Generous Garden to the Rear, Double Driveway
- In a Much Sought After Position in Ramsbottom
- Fitted Kitchen & Utility Room, access to Garage
- Ground Floor WC & Fitted Family Bathroom
- Early Enquiry Strongly Recommended



Directions

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (91-91) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 Strathmore Close

Ramsbottom, Bury, BL0 9YW

***SPACIOUS & WELL PRESENTED EXTENDED DETACHED FAMILY HOME WITH THREE RECEPTIONS & FOUR BEDROOMS**IN A WELL SOUGHT AFTER LOCATION**A MUST SEE!!!**Charles Louis Homes are delighted to bring to the market this well appointed detached family home, situated in a popular residential area within walking distance of Ramsbottom town centre. Comprising to the ground floor in brief, entrance hall, guest WC, lounge with an open archway to the dining room, fitted kitchen and utility room giving access to the garage and to the rear extension which is a lovely space for a family room, or ideal for a dependent relative, whilst the first floor accommodation is made up of master bedroom with a stylish and recently upgraded en-suite, two further double bedrooms and a fourth single plus family bathroom.

Occupying a generous and attractive plot, the property also benefits from having a lovely outlook to the front, views over Holcombe from the first floor, an enclosed garden to the rear, garage and ample off street parking on the driveway. Early viewing is strongly encouraged to avoid disappointment.

Entrance Hall

5.51m x 3.40m

Front UPVC entrance door opens into the hallway with coving, Amtico flooring, a power point, radiator and stairs ascending to the first floor.

Lounge

18'1" x 11'2"

With a front facing UPVC window and one to the side, coving, Amtico flooring, radiators, feature fireplace with marble surround, TV point, telephone point and power points.



Dining Room

11'8" x 9'2" (3.56m x 2.79m)

With a rear facing UPVC patio doors overlooking the garden, Amtico flooring, coving, radiator and power points.



D/S WC

With a front facing opaque UPVC window, tile effect flooring, low level WC, hand wash basin with vanity unit and a radiator.

Kitchen

With a rear facing UPVC window, spotlights, tile effect flooring, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, breakfast bar, built in electric double oven at eye level, touch operated electric hob with extractor hood, integrated dishwasher and an integrated fridge/freezer.



Utility Room

With tile effect flooring, radiator, power points, a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, plumbing for washing machine and a UPVC door opening out to the side passage.

Extension - Family Room

17'2" x 8'6" (5.23m x 2.59m)

With a UPVC window to the rear, coving, laminate wood effect flooring, phone point, radiator and UPVC French doors opening out to the garden.



First Floor Landing

With a side facing UPVC window, power point and an airing cupboard.

Master Bedroom

11'7" x 10'9" (3.53m x 3.28m)

With a rear facing UPVC window overlooking the gardens, laminate flooring, fitted bedroom suite including two double wardrobes, a single, bedside cabinets and a dressing table with an over head cupboard, radiator and power points.



En Suite

5'7" x 5'1" (1.70m x 1.55m)

Recently upgraded, the en suite is fully tiled with tiled flooring, heated towel rail, extractor fan, walk in shower unit, low flush WC and a hand wash basin.



Bedroom Two

10" x 9'7" (3.05m x 2.92m)

With a front facing UPVC window providing a pleasant view of the close and out over Holcombe to Peel tower, laminate wood effect flooring, radiator and power points.



Bedroom Three

9'7" x 7'4" (2.92m x 2.24m)

With a front facing UPVC window with a view over Holcombe and Peel Tower, fitted wardrobes with overhead cupboards, laminate wood effect flooring, power points and radiator.

Bedroom Four

With a rear facing UPVC window, wood effect flooring, radiator and power points.



Bathroom

Fully tiled with a side facing opaque UPVC window, tiled flooring, radiator and a three piece bathroom suite comprising; panel enclosed bath with shower over and screen, low flush WC and a hand wash basin with vanity unit.

Rear Garden

An enclosed private and generous with a variety of plants, trees and shrubs, two patio areas, external lighting and water supply.



Integral Garage

With an up and over door, power and lighting.