

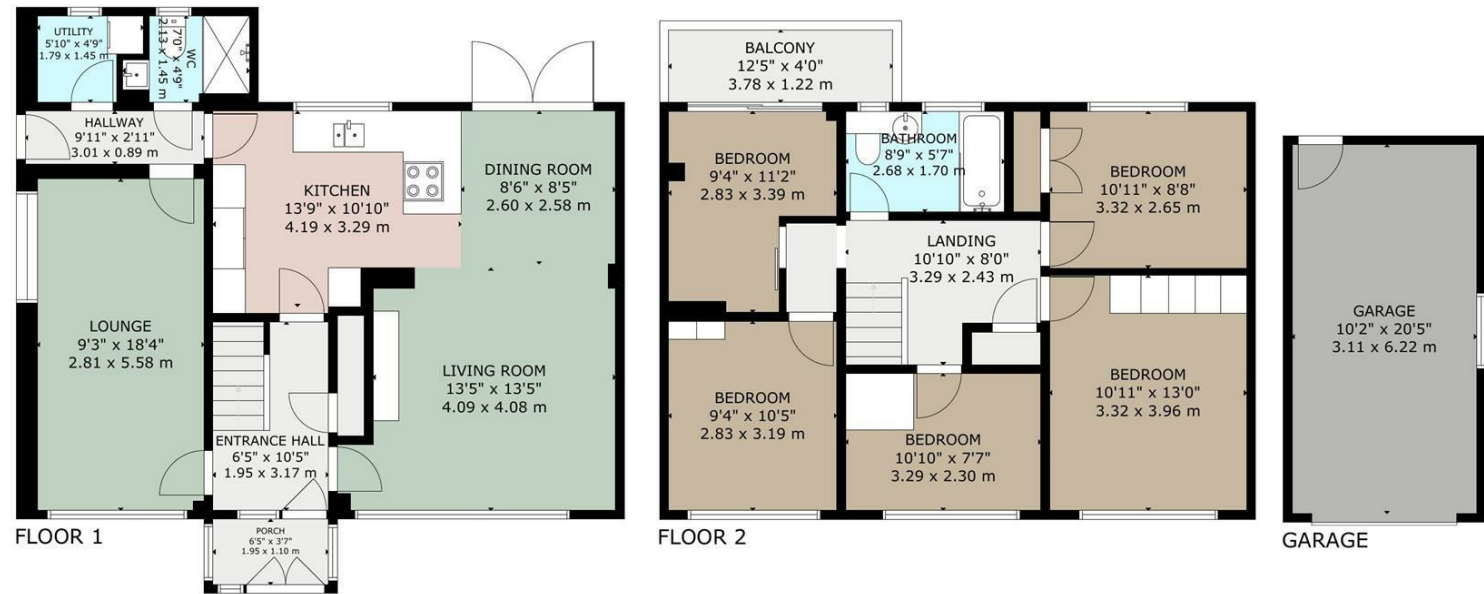


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

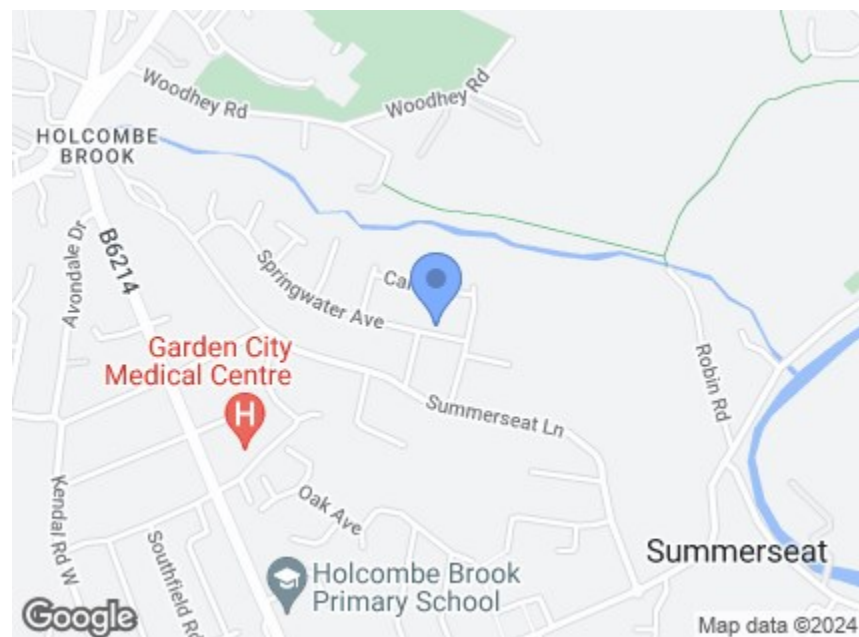
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HOMES LIMITED

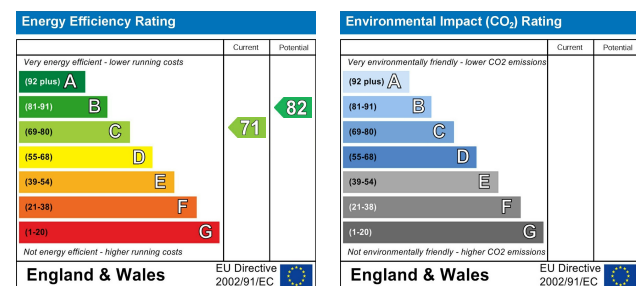


GROSS INTERNAL AREA
TOTAL: 1,475 sq.ft.
FLOOR 1: 769 sq.ft. FLOOR 2: 706 sq.ft.
EXCLUDED AREAS: BALCONY: 56 sq.ft. GARAGE: 208 sq.ft. PORCH: 23 sq.ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St, then turn left onto Longsight Rd/B6214. After 1.5m turn left onto Mayfield Rd, then turn right onto Summerseat Ln and left onto Windrush Ave. Turn left onto Springwater Ave. Arrive: Springwater Ave, Ramsbottom, Bury BL0 9TX, UK



33 Springwater Avenue
Ramsbottom, Bury, BL0 9TX

Price guide £595,000



- Recently Refurbished, Well Presented Five Bedroom Detached House
- Sold With No Chain
- Large Enclosed Rear Garden with Patio Area & Summer House With Decked Area
- Set In a Well Sought After Location, Close To Local Amenities, Countryside Walks & Parks
- Set In a Well Sought After Location
- Open Plan Living Kitchen Diner & Living Room
- Garage With Ample Driveway Parking
- A Must See!!! Viewing Essential to Appreciate Size, Location & Finish of Property.

33 Springwater Avenue

Ramsbottom, Bury, BL0 9TX

RECENTLY REFURBISHED THROUGHOUT**SOLD WITH NO CHAIN**FIVE BEDROOM DETACHED FAMILY HOME**SET IN A WELL SOUGHT AFTER LOCATIONCharles Louis Homes are pleased to bring to the market this exquisite modern & well presented five bedroom detached property. This stunning, light and airy property is situated in Holcombe Brook.

Upon entering, you'll be greeted by an inviting entrance hall, with access to the Lounge, Living Room and open plan Kitchen/diner with views over the well proportioned landscaped gardens. The ground floor boasts a spacious lounge, a delightful open plan living room and dining area, leading to a well-appointed kitchen with an open layout, perfect for family gatherings and entertaining guests.

Upstairs, you'll find the master bedroom complete, as well as four more well-proportioned bedrooms and a family bathroom, ensuring ample space for the whole family.

While this home is equipped with all the essential modern amenities, such as UPVC double glazing and gas central heating, it is the outdoor space that truly sets it apart. The garden is a true masterpiece, offering a private and established space. At the top of the garden, a beautiful summerhouse awaits, providing a perfect spot to relax and take in the serene surroundings accompanied with a decked area.

The property's exterior is just as impressive, featuring a garage and ample driveway parking. Don't miss the opportunity to own this exceptional detached family home.

Porch

uPVC double doors opening to entrance, tiled floor and access into hallway.

Entrance Hall

6'6 x 10'5 (1.98m x 3.18m)

With front elevation, a uPVC door opens into the entrance hallway, with wooden oak flooring, centre ceiling light, under stair storage and cloak room, access to downstairs accommodation and stairs to the first floor.

Open Plan Living Area

13'4 x 13'5 (4.06m x 4.09m)

With a front elevation uPVC double glazed window, built in cupboards and TV ariel, oak wood flooring, centre ceiling light, gas central heating radiator and open plan to dining and kitchen area with views over garden.

Open Plan Kitchen/Dining Area

14'0 x 11'1 (4.27m x 3.38m)

With a rear facing UPVC double glazed window, fitted with a range of wall and base units with contrasting quartz work surfaces, inset one and a half sink and drainer with mixer tap, 4 ring induction hob, integrated NEFF double oven and microwave, integrated dishwasher and fridge/freezer, quartz breakfast bar area, laminate flooring, modern gas central heating radiator, oak wood flooring and inset spots, access to utility room, downstairs WC and french doors leading out and looking over landscaped garden.



Dining Area

8'4 x 8'7 (2.54m x 2.62m)

Downstairs WC

6'10 x 4'8 (2.08m x 1.42m)

With a rear elevation opaque uPVC double glazed window, fitted with a three piece suite, comprising of low level WC, hand wash basin and double walk in shower, chrome heated towel rail, centre ceiling light, part tiled and laminate flooring

Utility Room

6'1 x 4'8 (1.85m x 1.42m)

With a rear elevation uPVC double glazed window, space for a washing machine and dryer, gas central heating radiator, centre ceiling light.

Lounge/Reception Room Two

9'5 x 18'3 (2.87m x 5.56m)

uPVC double glazed window to front and side elevation, centre ceiling light, gas central heating radiator, TV point and power points



First Floor Landing

10'9 x 12'10 (3.28m x 3.91m)

Access to five bedrooms and family bathroom, airing cupboard, centre ceiling light and access to the loft space

Bedroom One

9'3 x 11'8 (2.82m x 3.56m)

With a rear facing UPVC double glazed sliding doors opening up to balcony overlooking garden, fitted wardrobes, gas central heating radiator, centre ceiling light and power points.



Bedroom Two

9'3 x 10'5 (2.82m x 3.18m)

With a front facing UPVC double glazed window, fitted wardrobes, gas central heating radiator and central ceiling light and power points.



Bedroom Three

10'9 x 7'6 (3.28m x 2.29m)

With a front facing UPVC double glazed window, gas central heating radiator, centre ceiling light and power points.

Bedroom Four

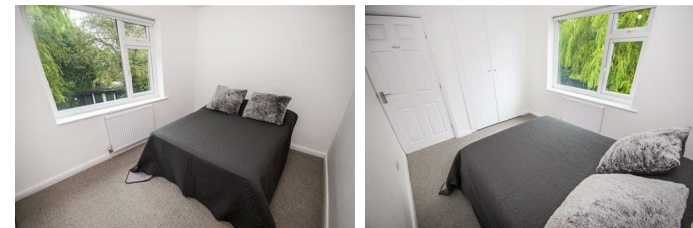
11'0 x 12'10 (3.35m x 3.91m)

With a front facing UPVC double glazed window, fitted wardrobes, radiator and central ceiling light and power points.

Bedroom Five

11'0 x 8'8 (3.35m x 2.64m)

With a rear facing UPVC double glazed window, fitted wardrobes, gas central heating radiator, centre ceiling light and power points.



Family Bathroom

8'8 x 5'7 (2.64m x 1.70m)

Two rear facing opaque uPVC double glazed window, fitted with a three piece bathroom suite comprising panel enclosed bath with overhead shower and glass bi-folding screen, low level WC and hand wash basin with vanity unit, tiled flooring and fully tiled walls, inset spots and chrome heated towel rail.



Summer House

A great addition to the rear garden, an insulated summer house with wooden flooring and french doors overlooking the garden, complimented by offering at decked area to front elevation



Rear Garden

Large private enclosed garden with flagged patio and artificial grass with mature trees offering privacy and mature shrubs and plant borders, pathway leading off to summer house and decked area, access to front with gate access with power points and lighting.



Alternative View



Garage

10'2 x 20'5 (3.10m x 6.22m)

Newly re-roofed, with electrics, power points and up and over door.

Front External

Ample Parking with blocked paving driveway, raised bed feature, established shrubs with bark and artificial grass and pathway to front entrance, with gated access to rear..

Council Tax - Bury Band E

Tenure - Leasehold