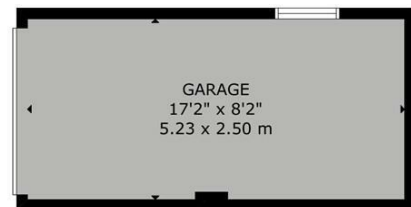
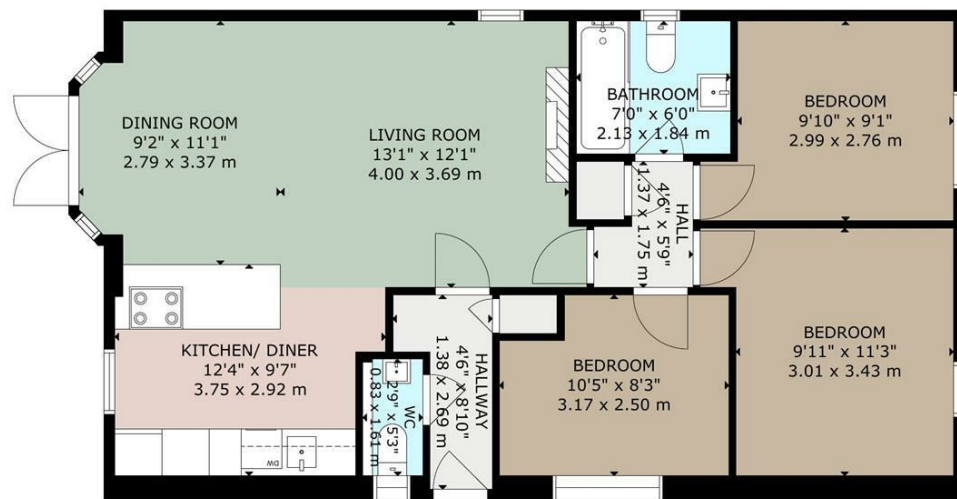




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GROSS INTERNAL AREA
TOTAL: 74 m²/798 sq ft
GROUND FLOOR: 74 m²/798 sq ft
EXCLUDED AREAS: GARAGE: 13 m²/141 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

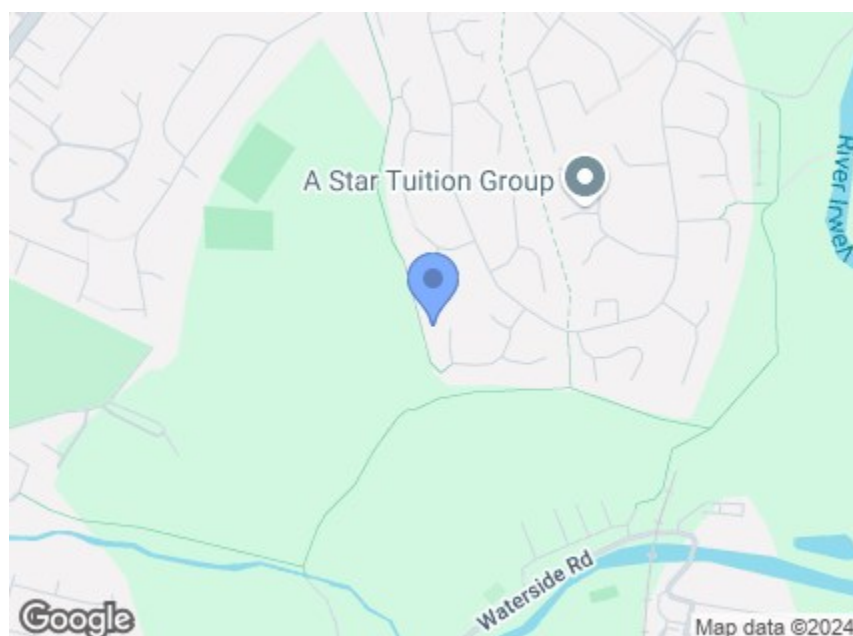


46 Marlborough Close Ramsbottom, Bury, BL0 9YU

Offers in the region of **£425,000**



- Well presented detached bungalow in Ramsbottom
- Fully fitted modern open plan kitchen/diner & living room
- Situated at the end of a cul-de-sac, in a quiet & well sought after area
- Well proportioned private rear garden & patio area
- Three bedrooms & family bathroom
- Garage with ample driveway parking
- Close to all local amenities, transport links, countryside walks & parks
- A Must See!!! Viewing highly recommended to appreciate, location & charm



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St and turn left onto Nuttall Ln. Next turn right onto Whittingham Dr and then right onto Marlborough Cl.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
62	81		

Energy Efficiency Rating: 62 (Current), 81 (Potential). Environmental Impact (CO₂) Rating: Current and Potential are blank.

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.

46 Marlborough Close

Ramsbottom, Bury, BL0 9YU

*****ELEGANTLY DESIGNED, BRIGHT & AIRY DETACHED BUNGALOW**THREE BEDROOMS**POSITIONED AT THE END OF A QUIET CUL-DE-SAC*****

Presented by Charles Louis Homes, this charming detached bungalow boasts three bedrooms and is beautifully situated in a highly desirable locale.

Tucked away at the end of a peaceful cul-de-sac in Ramsbottom, this property offers a serene retreat. Despite its tranquil surroundings, it enjoys convenient proximity to various amenities, all within walking distance. Nearby, residents can access shops, supermarkets, reputable schools, medical facilities, as well as scenic countryside parks.

This residence impresses with its generous living space, a rarity among bungalows. The interior features an inviting entrance hallway leading to a luminous living room, seamlessly connected to the dining area and kitchen. Additionally, there are three well-appointed bedrooms, accompanied by a family bathroom and a detached garage. Modern comforts include double glazed windows, gas central heating, cavity wall insulation, and ample storage options. Outside, the property boasts driveway parking for three vehicles and a meticulously maintained garden, complete with a flagstone patio and lawn.

A viewing is highly recommended to fully appreciate the size and prime location of this remarkable property.

Entrance Hallway

4'6 x 8'10 (1.37m x 2.69m)

uPVC entrance door opening into the hallway, wood effect laminate flooring, central ceiling light and access to WC and living room.

WC

2'9 x 5'3 (0.84m x 1.60m)

WC and hand wash basin with vanity

Living Room

13'1 x 12'1 (3.99m x 3.68m)

With a rear facing double glazed window, wood effect laminate flooring, media wall with inset electric fire, radiator and power points



Dining Room

9'2 x 11'1 (2.79m x 3.38m)

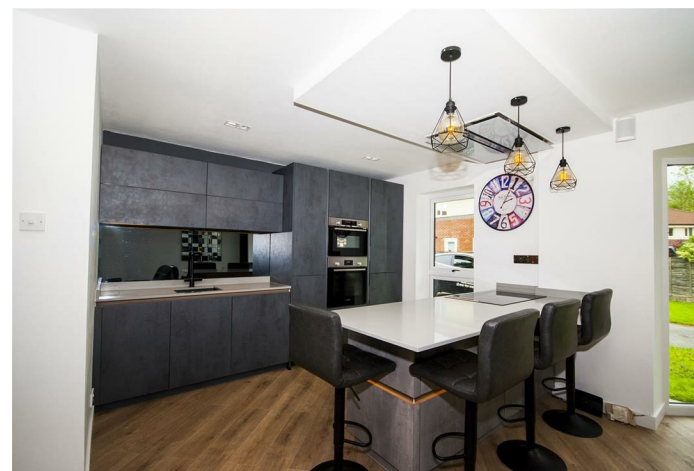
With a side facing double glazed bay patio door looking out the a lawned area, radiator and power points



Open Plan Kitchen/Diner

12'4 x 9'7 (3.76m x 2.92m)

Double glazed window to the side elevation, fitted with a range of wall and base units with a quartz work top, inset sink and drainer with a instant hot water tap, built in double oven and induction hob with extractor fan, integrated fridge freezer, wood effect laminate flooring, breakfast bar with over head lights and additional seating space.



Alternative View



Hall

4'6 x 5'9 (1.37m x 1.75m)

Wood effect laminate flooring, leading to all three bedrooms and bathroom.

Bedroom One

9'11 x 11'3 (3.02m x 3.43m)

Side facing uPVC double glazed window, panelled feature wall, radiator, power points and central ceiling light.



Bedroom Two

10'5 x 8'3 (3.18m x 2.51m)

Front facing uPVC double glazed window, radiator, power points and a central ceiling light.



Bedroom Three

9'10 x 9'1 (3.00m x 2.77m)

Side facing uPVC double glazed window, panelled feature wall, radiator, power points and a central ceiling light.



Bathroom

7'0 x 6'0 (2.13m x 1.83m)

Fully tiled, three piece bathroom suite comprising of a panel enclose bath with a thermostatic shower above, low flush WC and a hand wash basin with pedestal, heated towel rail.

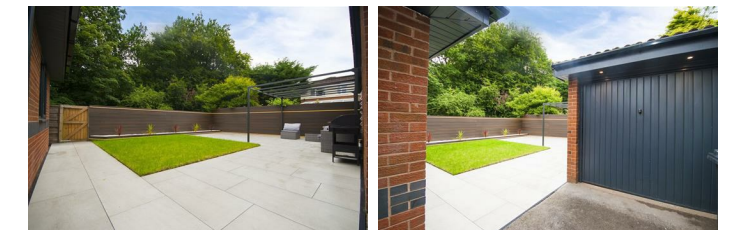


Garage

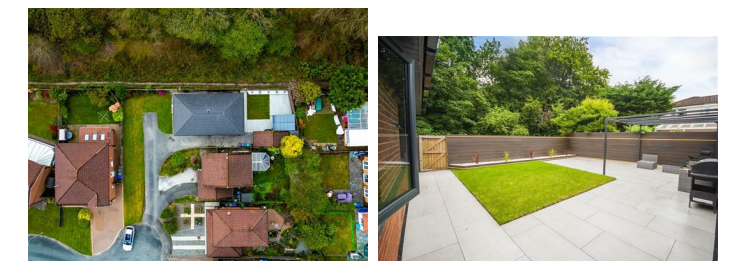
Up and over door, power sockets and lighting

Rear Garden

An enclosed private rear garden with a porcelain tiled patio area and laid to lawn, borders with mature shrubs and bushes.



Alternative View



Front Elevation

Tenure - Leasehold

Council Tax - Bury band D