

NEW



7 Heatherside Road, Ramsbottom Offers in the region of £675,000

- Fantastic Detached Home
- Five Bedrooms
- En-Suite To Master
- Wrap Around Gardens
- Outstanding Views
- Off-Road Parking
- Double Detached Garage
- Beautifully Presented
- Must Be Viewed

INTRODUCTION
AN IMPRESSIVE FIVE BEDROOMED DETACHED HOUSE ON A GENEROUS SIZED PLOT

This beautifully presented five bedroomed property is being welcomed to the market in a popular area of Ramsbottom. Boasting an abundance of indoor and outdoor space, and fantastic views, this stunning family home is bursting with character and class. Situated within close proximity to schools, local amenities, bus routes and network links to Bury, Manchester and Rawtenstall.

Guiding you through the property; a welcoming porch leads on to a stunning entrance hallway. The hallway houses an open staircase to the first floor, and doors lead to an inner hall, the kitchen and to two reception rooms. The second reception room leads on to the cloak room and to the ground floor WC. The kitchen boasts integrated appliances and leads through to a separate utility room. The first floor landing boasts an impressive picture window in the stair return, and doors lead to five bedrooms and a four piece bathroom. The master bedroom benefits from a fantastic walk-in-wardrobe and a four piece en-suite. Externally, this amazing property has fantastic wrap around gardens with lawned areas, mature trees, bushes and shrubs, a paved patio, a storage shed, off-road parking and a detached double garage. For further information, or to arrange a viewing, please contact our Rawtenstall office at your earliest convenience.

Ground Floor

Entrance
Hardwood single glazed door to the porch.

Porch
8' x 7' (2.44m x 2.13m)
Hardwood single glazed window, tiled flooring and a hardwood single glazed door to the hall.

Hall
16'4 x 14'2 (4.98m x 4.32m)
UPVC double glazed window, central heating radiator, coving to the ceiling, feature wall lights, smoke alarm, stairs to the first floor and doors leading to the kitchen, inner hall and to the reception room.

Reception Room
27' x 14'8 (8.23m x 4.47m)
UPVC double glazed window, central heating radiator, gas fire with a marble effect hearth and surround, television point, coving to the ceiling, feature wall lights and UPVC sliding doors leading to the rear.

Kitchen
12'6 x 10'7 (3.81m x 3.23m)
UPVC double glazed window, central heating radiator, a range of white wall and base units, marble effect work surfaces, tiled splash-backs, composite one and half sink, drainer and mixer tap, integrated electric oven with a four ring gas hob, extractor hood, space for a fridge freezer, tiled flooring and a door to the utility room.

Utility Room
12'6 x 5'3 (3.81m x 1.60m)
UPVC double glazed window, marble work surface, stainless steel sink, drainer and mixer tap, tiled splash-backs, plumbing for a washing machine, boiler, tiled flooring and UPVC double glazed door to the rear.

Inner Hall
7'2 x 5'5 (2.18m x 1.65m)
Coving to the ceiling, central heating radiator, double doors leading to reception room two and open to the cloakroom.

Cloakroom
6'4 x 3'9 (1.93m x 1.14m)
Central heating radiator, fitted storage and a door to the WC.

WC
6'5 x 4'4 (1.96m x 1.32m)
UPVC double glazed frosted window, central heating radiator, two piece suite comprises: vanity top wash basin with mixer tap, twin flush WC and part-tiled elevations.

Reception Room Two
22'7 x 14'5 (6.88m x 4.39m)
UPVC double glazed window, central heating radiator, gas fire with a granite hearth and surround, feature wall lights, ceiling fan and UPVC double glazed sliding door to the rear.

First Floor

Landing
20'2 x 14'1 (6.15m x 4.29m)
UPVC double glazed full length window, central heating radiator, coving to the ceiling, feature wall lights and doors leading to the bathroom and five bedrooms.

Inner Hallway
7' x 3'4 (2.13m x 1.02m)
Loft access, central heating radiator and doors leading to the en-suite and to bedroom one.

Bedroom One
23'7 x 10'10 (7.19m x 3.30m)
UPVC double glazed window, central heating radiator, fitted wardrobes, feature wall lights and a door to the walk-in-wardrobe.

Walk-In-Wardrobe
6'11 x 6'7 (2.11m x 2.01m)

En-Suite
8'5 x 6'9 (2.57m x 2.06m)
UPVC double glazed frosted window, chrome heated towel rail, four piece suite comprises: a wood panelled Jacuzzi bath with mixer tap, direct feed shower enclosure, low basin WC, pedestal wash basin with mixer tap, part-tiled elevations, extractor fan, feature wall lights and tiled flooring.

Bedroom Two
14'8 x12'2 (4.47m x 3.71m)
UPVC double glazed window and a central heating radiator.

Bedroom Three
14'5 x 10'9 (4.39m x 3.28m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four
9'10 x 7'11 (3.00m x 2.41m)
UPVC double glazed window and a central heating radiator.

Bedroom Five
8'6 x 8'2 (2.59m x 2.49m)
UPVC double glazed window and a central heating radiator.

Bathroom
9' x 7'2 (2.74m x 2.18m)
UPVC double glazed frosted window, heated towel rail, four piece suite comprises: a wood panelled bath with traditional taps, low basin WC, electric feed shower enclosure, vanity top wash basin with traditional taps, part-tiled elevations, extractor fan and feature wall lights.

External
Wrap around laid to lawn tiered gardens with a paved patio, off-road parking and access to the detached garage.

Detached Garage
17'8 x 17'5 (5.38m x 5.31m)
Power, lighting and water. Separated into two bays.

Agents Notes
Council Tax Band G

