



Rivington Hall Close
Ramsbottom

Miller Metcalfe
Every step of the way

Rivington Hall Close

Ramsbottom

Detached

4

2

EPC Rating - C

WELL PROPORTIONED STUNNING FAMILY HOME IN A HIGHLY SOUGHT AFTER LOCATION ON A LARGE PLOT!

This detached property is situated on the highly sought after Whittingham Drive development. There are a range of local amenities including popular schools, shops, public houses. Great transport links with the Metrolink into Manchester and the motorway network within a short commute.

The light and spacious accommodation briefly comprises of entrance porch, hall with WC, leading through to the lounge with bay window, dining room with patio doors to the rear, fitted kitchen with a range of units with complementary work surfaces and integrated appliances, there is also a separate utility room. To the first floor there are four bedrooms, the master with an en-suite, with the three remaining rooms being serviced by the family bathroom.

Externally there is a large driveway to the front allowing off road parking for multiple vehicles leading to the garage, with beautiful, landscaped garden to the rear enjoying lawn space, paved patio area and well stocked planted borders.

Viewings come highly recommended to fully appreciate this beautiful home.

TENURE

Freehold

LOCAL AUTHORITY/COUNCIL TAX

Bury

Band: E

Annual Price: £2,533

MOBILE COVERAGE

EE - medium

Vodafone - medium

Three - high

O2 - high

SATELLITE / FIBRE TV AVAILABILITY

BT

Sky

BROADBAND

Basic: 14 Mbps

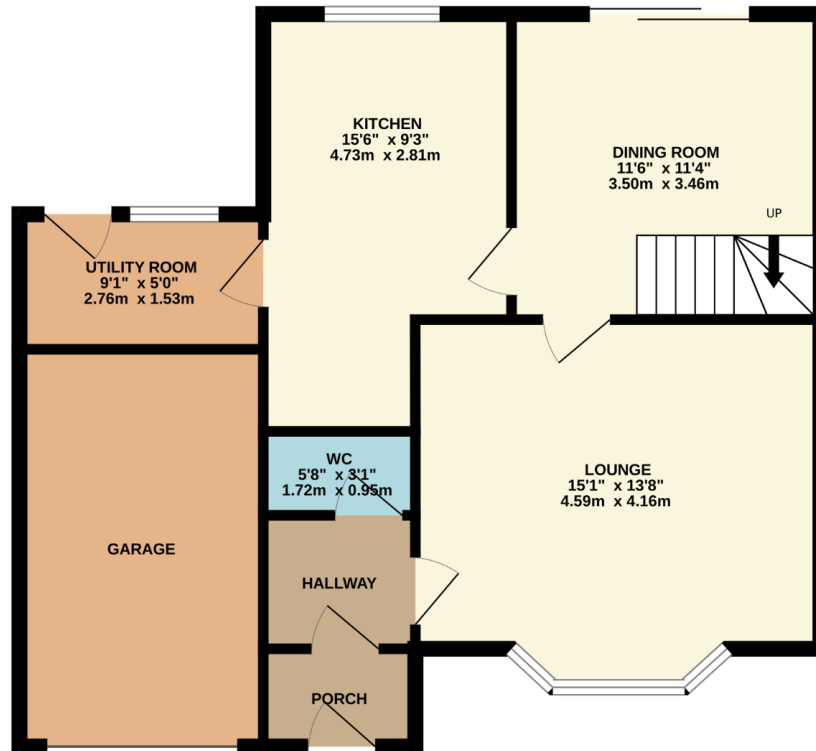
Superfast: 80 Mbps

Ultrafast: 330 Mbps

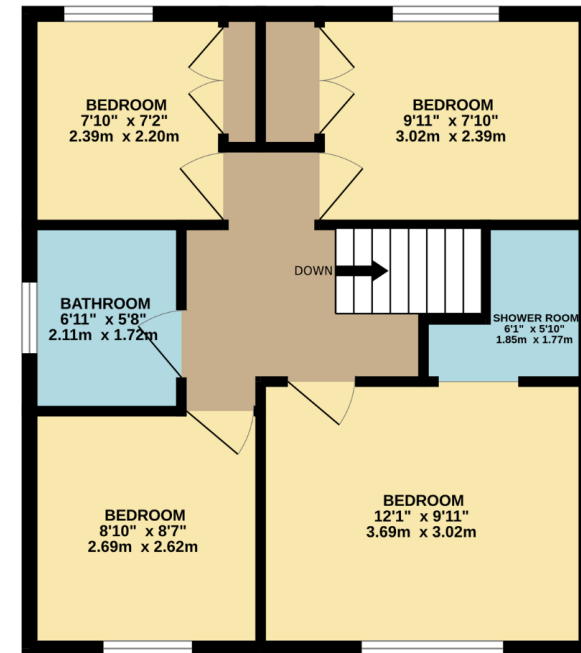




GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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