



Mansfield Avenue
Ramsbottom

Miller Metcalfe
Every step of the way

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Ramsbottom

Semi Detached 3 2 EPC Rating - To be confirmed

Occupying a commanding and enviable corner plot sits this wonderfully presented three bedroom semi-detached home located in Holcombe Brook.

The property, which is extended to the side boasts two large reception rooms, a sensational modern kitchen area and three generously sized bedrooms. The side extension incorporates a ground floor bathroom and storage closet located through an inner hallway. The property flows with neutral, modern and sophisticated decor and is ready to be enjoyed from day one! We think this would be perfect for a growing family to enjoy for years to come. We also understand the property has had a complete roof overhaul which was completed in September 2023.

With the house sitting on a generous plot, there's a substantial driveway to the front which can incorporate several cars. To the rear is a spacious rear garden with laid to lawn grass and a separate seating area which is a real sun-trap in the summer months.

The property is located in Holcombe Brook and is within walking distance to a host of amenities such as excellent schools, shops and bus routes. There's also an abundance of places to eat and drink. For those that need to commute, there's fantastic links to Bury, Manchester and beyond.

The accommodation briefly comprises; entrance hallway with a door leading to a front reception room with another spacious reception room adjacent. There's access to a wonderfully modern kitchen area with a combination of base and eye level units, plus access to a pantry style storage closet. There is a Neff Hob, Smeg extractor and fridge freezer. A door leads to an inner hall where you'll find more storage and a ground floor bathroom. The inner hall provides access to the front and rear garden. Take the stairs to the first floor where you'll find three generous bedrooms, a shower room and a separate WC.

TENURE
Freehold

LOCAL AUTHORITY/COUNCIL TAX
Bury
Band: B
Annual Price: £1,695

BROADBAND
Basic: 15 Mbps
Superfast: 55 Mbps

SATELLITE / FIBRE TV AVAILABILITY
BT
Sky

MOBILE COVERAGE
EE - medium
Vodafone - medium
Three - medium
O2 - high

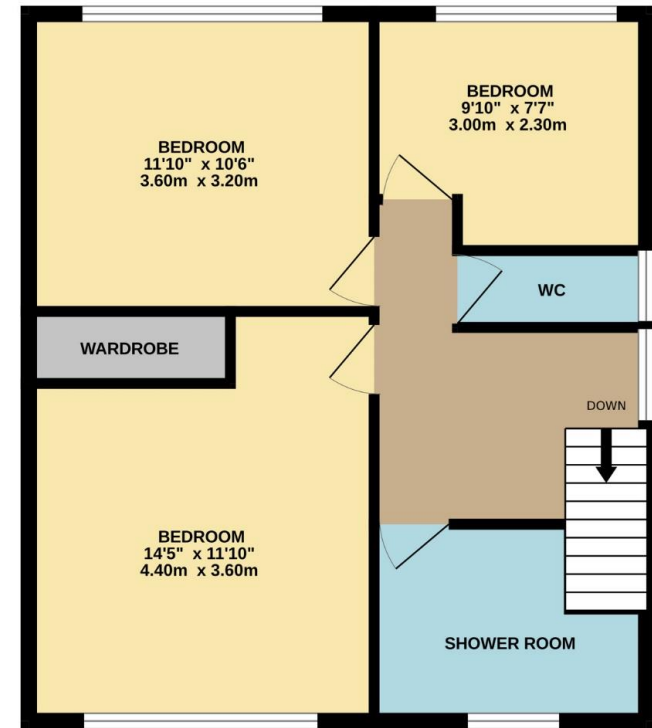




GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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