



Moray Close
Ramsbottom

Miller Metcalfe
Every step of the way

Moray Close

Ramsbottom

Detached

3

1

EPC Rating - To be confirmed

Occupying a commanding, enviable and completely private plot at the foot of a quiet cul-de-sac in Ramsbottom sits this wonderful detached home! The property, which has been a much loved family home for many years is available immediately with no onward chain!

Take advantage of a large driveway which will accommodate several cars, three bedrooms, a well kept rear garden plus a single detached garage. The property is slightly dated in parts but beams with potential and would surely be perfect as a family upsize for someone looking to put their own stamp on something.

Moray Close is a quiet and well regarded cul-de-sac located just off Bolton Road West in the heart of Ramsbottom. An abundance of amenities are within walking distance such as shops, cafes, bars, pubs and places to eat. Woodhey High School is less a minute away and for those that need to commute, there's great links to Manchester and beyond.

The accommodation in brief comprises; entrance door leading to a welcoming hallway. Another door leads to a bright and airy lounge. Adjacent is an impressive kitchen/dining area with a combination of base and eye level units and room for a dining table. Take the stairs to the first floor and you'll find two double bedroom, a single bedroom and a family bathroom suite. Externally to the rear is a well kept lawned garden which is private and not overlooked.

TENURE

Leasehold

999 years from 1 January 1986

LOCAL AUTHORITY & COUNCIL TAX

Bury Council

Band C

Annual Price: £1,842

BROADBAND

Basic 12 Mbps

Superfast 80 Mbps

Ultrafast 330 Mbps

MOBILE COVERAGE

EE

Vodafone

Three

O2

SATELLITE / FIBRE TV AVAILABILITY

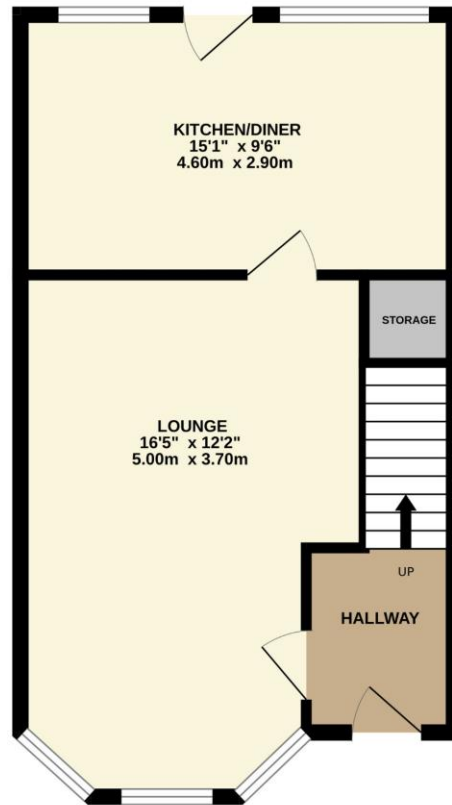
BT

Sky

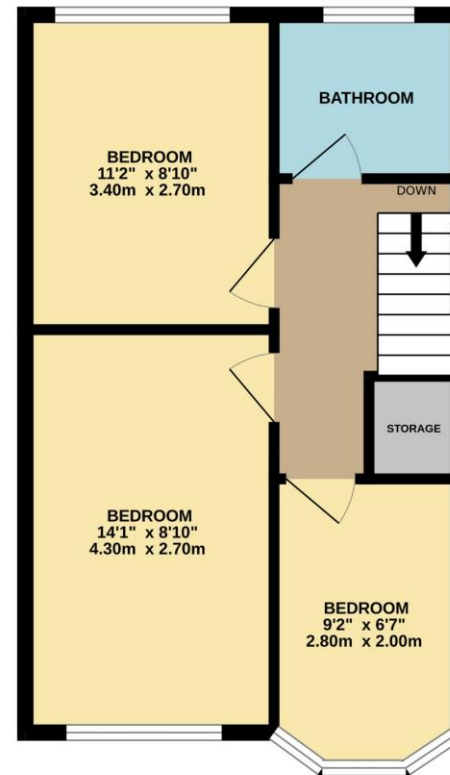




GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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